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COMPREHENSIVE ANNEXATION PLAN 1992 - 2010



Community Development Department

Amended November 24, 1992



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City of Vacaville

Comprehensive
Annexation
Plan
1992-2010

Community Development Department

Adopted by Vacaville City Council
July 14, 1992
Amended November 24, 1992

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INTRODUCTION

Background

The intent of the Comprehensive Annexation Plan (CAP) is to consolidate and summarize the development policies of the City of Vacaville. The Comprehensive Annexation Plan is required per Standard No. 8 of the Standards and Procedures for the Evaluation of Annexation Proposals Submitted to the Solano County Local Agency Formation Commission (LAFCO), as adopted by LAFCO on August 6, 1984. Standard No. 8 states that the cities of Solano County shall submit a Comprehensive Annexation Plan for a 15 to 20 year time-frame. The CAP is required to include the following elements:

- An Urban Growth Strategy
- Infill Policies
- Agricultural Preservation Policies

The CAP is designed to provide an overview of plans for growth in the City of Vacaville. Data in the CAP were drawn from existing and accepted sources. Such sources include the General Plan, 1992 Growth Audit and Source Reduction and Recycling Element.

Figure 1 depicts the City of Vacaville planning area and details three boundaries that are frequently mentioned in the CAP:

- the existing City limit line
- the limit of the urban development area in the Vacaville General Plan
- the limit of the Vacaville sphere of influence

Areas that can be potentially annexed to the City are also depicted. Such areas, by definition, are located within the sphere of influence, are designated for urban uses in the General Plan, and are outside the existing city limit.

As in any effective planning document, the CAP represents City policy at the time of its adoption. It is understood that the CAP may be amended in the future. Adjustments to the CAP will be required in order to respond to changing economic situations and related changes in municipal policy.

Status of 1985 CAP

The Comprehensive Annexation Plan was originally adopted by the Vacaville City Council in April 1985. Since its adoption, the CAP has been amended two times. Both changes occurred in 1991 and are briefly summarized below:

- | | | |
|------|---|--|
| 1991 | - | Amended the figures, tables and text to include the Lower Lagoon Valley area within the 1-5 Year Growth Area; <u>±</u> 2,078 acres (1,217 ac. open space, 324 ac. business park, 70 ac. highway commercial, 430 ac. golf course residential, 15 ac. private recreation, 46 ac. regional park). |
| 1991 | - | Amended the figures, tables and text to include the Spring Lane area, west of Alamo and south of Buck Avenue, within the 1-5 Year Growth Area; <u>±</u> 53 acres (15 ac. low density residential, 38 ac. open space). |

In addition, there have been two sphere of influence changes and several annexations. The two sphere of influence changes involved the addition of the Lower Lagoon Valley area (1,700+ acres) and the deletion of the area east of Leisure Town Road and north of Elmira Road (2,900+ acres) in 1985, and the addition of the Spring Lane area (\pm 53 acres), west of Alamo Drive and south of Buck Avenue in 1989.

The 1985 CAP supplied 1,576 acres of developable land for annexation during the five years following its adoption. With the additions of Lower Lagoon Valley and Spring Lane, this total was increased to 2,491 acres. An additional 1,038 acres were available for annexation as permanent open space.

Since the adoption of the 1985 CAP, a total of 1,017.2 acres within the 1-5 Year Growth Area has been annexed and an additional 137 acres of land within the 5-15 Year Growth Area category have been incorporated into the City. The status of the various growth areas within the 1985 CAP is shown in Table 14.

In the 1985 CAP, a stated goal of the City was to maintain a 1.50 to 1.0 ratio of gross land supply to projected new housing demand for a ten year period. Thus, in the original CAP, the City had a potential for approximately 14,132 new housing units (within the existing city limits) versus an estimated demand of 9,190 units (a 1.54 to 1 ratio). The 1985 CAP had also set a target of 4,628 new units in the first five years. However, the actual number of units built was 6,062, which equated to an annual average of over 1,200 units per year. This large volume of residential building activity significantly reduced the inventory of vacant, residential land in the City.

1992 CAP

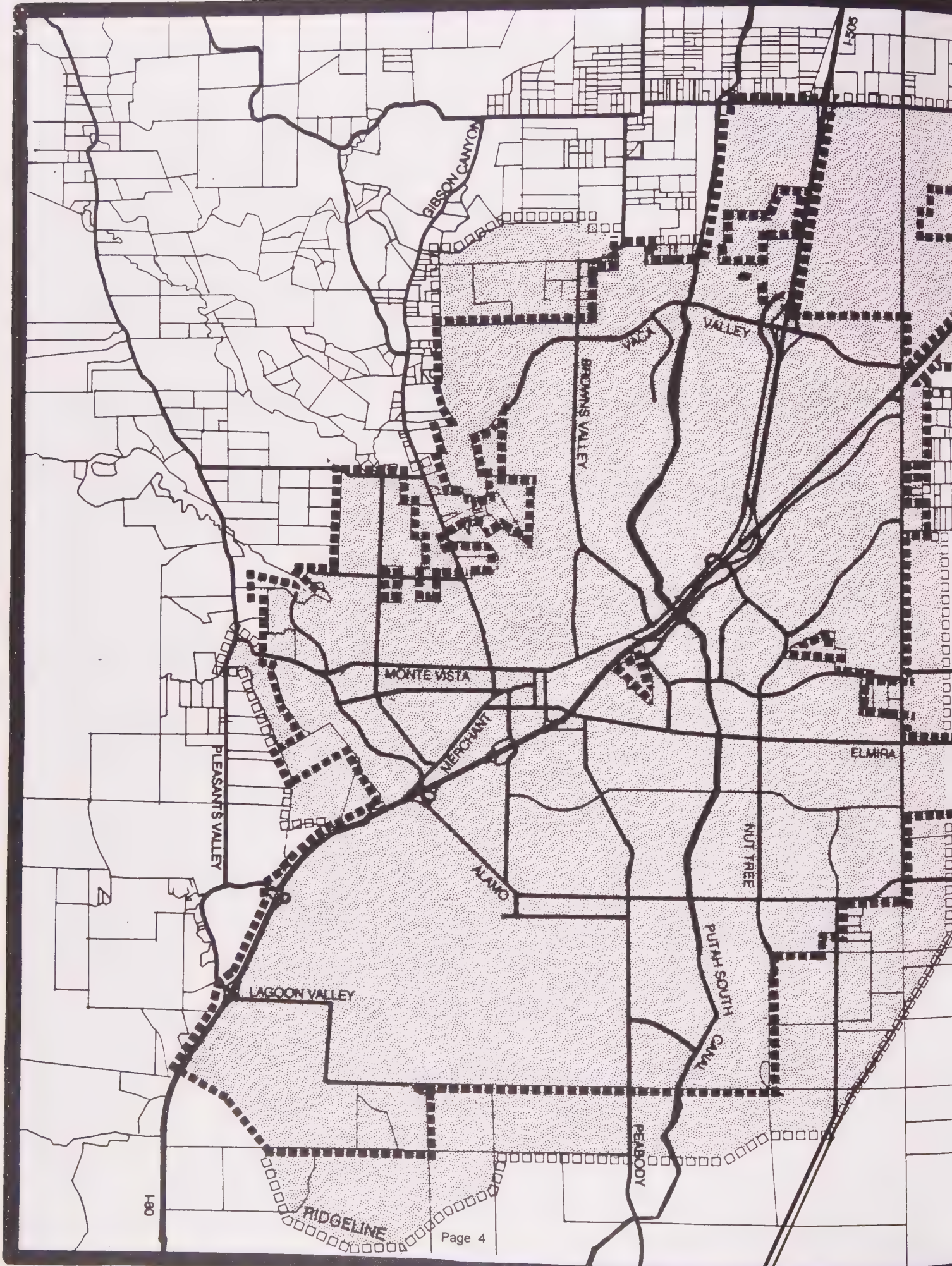
The 1985 CAP was based on the 1980 General Plan which affected development to 2000. The 1990 General Plan provides areas for growth until 2010. Accordingly, additional annexation areas are required to accommodate the additional ten years of development. The 1990 General Plan provides for a population range of approximately 106,800 to 122,400 in 2010 as opposed to only 79,201-91,124 in the 1980 General Plan for 2000. The 1992 CAP is being processed concurrently with a sphere of influence update.

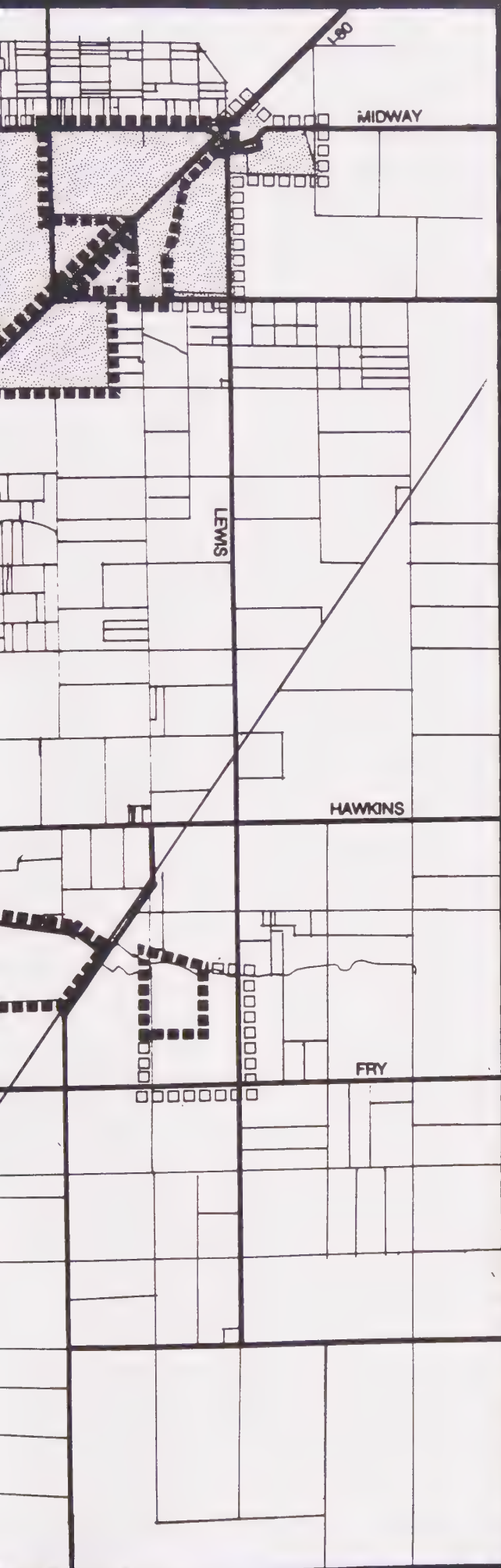
The 1992 CAP covers a seventeen and one-half year period (July 1, 1992, through January 1, 2010), to correspond with the horizon date of the 1990 General Plan. Thus, both the CAP and the General Plan address the same time-frames and are internally consistent with each other. LAFCO Standard No. 8 indicates that the CAP should generally cover a period of fifteen years.

The 1990 General Plan continues to promote the development of a compact, efficient community that maximizes the utility of urban services and minimizes the conflicts between urban and agricultural uses. Growth continues to be directed principally toward less productive agricultural lands to the extent feasible. There is not, however, enough non-prime land to accommodate the projected growth of the City. For that reason, the growth areas must, out of necessity, include prime agricultural land. The General Plan continues to seek the major objective of providing a more balanced community in terms of greater economic growth, more local jobs, additional social and cultural amenities and enhanced governmental revenues.

"To strengthen and protect its image, Vacaville needs to control the timing and design of all new development within the planning area because the entire area will be perceived as part of the City."

Vacaville General Plan
Chapter 2.2





ESTABLISHED 1850

CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 1 VACAVILLE PLANNING AREA

Amended November 24, 1992

July 14, 1992

- CITY LIMITS
- SPHERE OF INFLUENCE
- URBAN SERVICE AREA

Source: Community Development Department, Advanced Planning Division, 1990 Vacaville General Plan

SCALE



URBAN GROWTH STRATEGY

PLANNING POLICY

The Vacaville General Plan is the basis of development within the City through 2010. It is based on extensive economic and environmental analyses of the community and the input of many individual citizens and community organizations. The General Plan contains all the elements mandated by the State Government Code as well as several optional elements tailored to the specific needs of the City. As stated by the California State Supreme Court, the General Plan is "the constitution of local development" and all development approvals and capital improvements are required to be consistent with the General Plan.

A comprehensive update to the 1980 General Plan was adopted in August 1990. The 1990 General Plan provides for a population range of approximately 106,800 to 122,400 people in 2010. Based on the Planned Growth Ordinance standard of 920 units per year, the population in 2010 is estimated to be 118,500 (assumptions - 2.6 persons/household and a group quarters population of 8,000). The City, in 1991, adopted the first phase of a Planned Growth Ordinance in accordance with a policy in the General Plan (*Implementing Policy 2.2-12, Chapter 2, page 9*). This policy states "prepare and implement a planned growth ordinance with both short-term and long-term elements," which includes the following:

- An average residential growth target, allowing adjustments for the availability of public services, facilities and resources, regional housing needs, and local economic needs.
- Monitoring of the rate and intensity of commercial and industrial development, and reporting of that information and of the balance of residential and non-residential land uses within the City to the Planning Commission and the City Council.
- Monitoring of the level of service of public services, facilities and resources, and projection of the impacts of growth upon these service levels.
- Identification of growth areas for 1 to 5, 6 to 10, 11 to 15 and 16 to 20 year phases.
- Continued monitoring and regulation of the housing mix within the City.
- Provision of a range of housing types consistent with the housing mix policies.

The 1991 Planned Growth Ordinance dealt more specifically with the short-term elements noted above. A second component of the Planned Growth Ordinance, the Phasing of Outlying Growth Areas, will address the more long-term elements of the General Plan policy.

The General Plan projected an average growth rate of 920 new residential dwelling units per year, which is consistent with the projected "fair share" of regional growth for Vacaville as adopted by the Association of Bay Area Governments (ABAG). Without the Planned Growth Ordinance to monitor growth, it is likely that market forces would push the population in Vacaville beyond that projected by ABAG. A 920 unit per year growth rate has subsequently been adopted by the City as the basis for all of its infrastructure master plans and financing plans.

The Planned Growth Ordinance makes the provision for a "growth audit" if the number of residential permits for the coming year is estimated at more than 750 units. This is based on reservation requests filed by developers. The intent of the audit, which was conducted for the first time in 1992, was to document the ability of the community to accommodate the proposed amount of residential growth.

The Association of Bay Area Governments projects a total population, which includes both the City and its sphere of influence, of almost 83,500 by 2005 and 124,100 by 2010. The City has established plans to provide the necessary infrastructure for this growth through a combination of substantial utility connection and impact fees, redevelopment projects and an aggressive program of pursuing outside financial resources. The private sector has reacted positively to the willingness of the City to support growth, resulting in a record number of residential building permits being issued during the 1980s.

One change in philosophy between the previous CAP (1985) and the 1992 CAP relates to the concept of a reasonable 10 year supply of vacant residential land to demand ratio. The 1985 CAP had a goal of maintaining a 1.50 to 1.0 ratio of gross land supply to projected housing demand for a ten year period. In 1985, this ratio was thought to provide a reasonable factor to address market needs for choice and alternatives, and to maintain housing affordability. Thus, in 1985 the City had a supply to demand ratio of 1.54 to 1. Since 1985, several factors have resulted in a change of philosophy regarding a reasonable factor of supply versus demand.

The large inventory of vacant residential land, coupled with a strong housing market in the mid to late 1980s, resulted in a significant amount of residential building activity for Vacaville. This record level of activity substantially reduced the inventory of vacant land and also strained the resources and public facilities in the community. As a result, the 1990 General Plan provided for a managed level of growth. A reduced level of residential building inventory is part of the strategy to effectively manage growth.

Table 1 denotes how the 10 year supply-to-demand ratio has significantly decreased since the 1985 CAP.

TABLE 1 - 10 YEAR SUPPLY TO DEMAND RATIO

| Base Year | Units | | Ratio |
|-----------|--------------------|--------------------|-------------------|
| | Supply | Demand | |
| 1985 | 14,132 | 9,190 ¹ | 1.54 |
| 1992 | 6,927 | 9,140 ² | 0.76 |
| 1997 | 5,553 ⁴ | 9,200 ³ | 0.60 ⁵ |

1 Demand based on 919 units/year for 10 years.

2 4,540 (Demand for Years 1-5; see Table 15) + 4,600 (Years 6-10 @ 920 units/year).

3 Demand based on 920 units/year for 10 years.

4 6,927 (Existing inventory) + 3,166 (Growth Areas: Years 1-5) - 4,540 (Demand for first five years of CAP).

5 Occurs at end of 1997 and assumes development densities occur at midpoint.

Source: Community Development Department, Advanced Planning Division, 1992

The City has established a factor of 0.75 to 1 as an adequate ten year supply for residential land. A substantially lower supply factor could result in a shortage of housing opportunities within the community, which would negatively affect housing affordability. The section in this document entitled "Factors Which Impede Infill Development" explains how certain factors could act to cause this situation. If the City does not continue to bring appropriately sited land into the community, the supply could fall below the 0.75 to 1 factor with negative impacts on the housing market. As a result, the CAP looks at the long-term growth areas that will need to be staged for development and annexed shortly after 1997.

Planning policies in the City of Vacaville are oriented toward a compact and efficient community that maximizes the utility of urban services and minimizes the conflicts between urban and agricultural uses. The City has used its capital improvement program to reinforce urban limits on the northwestern boundary of the City adjoining the agricultural area of the Vaca Valley and interim limits on the eastern boundary of the City along Leisure Town Road. This has been accomplished by not permitting the infrastructure in adjoining urban areas to be sized to accommodate growth beyond the planned urban limit lines. Residential growth has been directed to infill areas and less productive lands such as Browns Valley on the north side and the Gonsalves-Lockie property to the south of the City. Density increases have also been provided in the infill areas to promote new development and provide a balanced and affordable mix of housing for the community. The 1990 General Plan has provisions for an urban high density designation (20 to 36 units per acre) in the Downtown area.

A major objective of the urban growth strategy in Vacaville is to provide a more balanced community in terms of greater economic growth, more local jobs, additional social and cultural amenities and enhanced governmental revenues. The City has taken major steps, in cooperation with the local business community and development interests, to improve the attractiveness of the City for commercial and industrial development. Inducements to development which expand the local economy are provided through greater land availability, financing techniques, assured availability of public services and priority development processing. These programs, outlined in the Economic Development Strategy, have been implemented since the mid-1980s and are now showing substantial dividends. Several major projects have occurred in the business/commercial and industrial parks along Interstate 80 and 505. With the exception of the Lower Lagoon Valley Policy Plan area, all the existing business/commercial and industrial parks have major infrastructure improvements (streets, water and sewer lines, utilities, etc.) installed and projects under construction. An assessment district for similar improvements in Lower Lagoon Valley has recently been formed.

The City of Vacaville implements the General Plan through the coordination of public and private activities. The Comprehensive Annexation Plan is one part of the planning program that identifies the additional land that must be brought into the City to provide for a balanced and economically efficient community. As the General Plan is amended over time, it may be necessary to amend the CAP. It is intended, however, that the CAP be flexible enough to preclude the need for frequent updating. In this manner the CAP can best respond to the provision of mutual social and economic benefits as specified in Standard No. 11 of the LAFCO Standards.

HISTORIC GROWTH TRENDS

Population Growth

The City of Vacaville has experienced steady and rapid growth since 1940. As shown in Table 2, the population doubled every ten years between 1940 and 1980. The population increased approximately fifty percent between 1980 and 1990. The total population has increased from 1,608 in 1940 to 71,479 in 1990. This tremendous growth has changed Vacaville from a small agricultural community to a modern, urban City with a full range of land uses and development potential. It should be noted that the total population in Vacaville includes persons that live in group quarters, primarily the California Medical Facility (CMF). The household population according to the 1990 Census was 63,889. The population at CMF in 1990 was approximately 7,500, compared to a 1980 population of approximately 2,000 inmates.

The growth experienced by the City since 1940 has been substantially greater than that experienced by Solano County as a whole. Table 2 also indicates the comparable growth of Solano County and the nine county Bay Area region over fifty years.

The growth of Vacaville and other communities on the periphery of the Bay Area has been fueled by the availability of housing at relatively affordable costs and the decentralization of employment centers. Persons with jobs in the Bay Area found that they could afford housing and enjoy a better quality of life in a community such as Vacaville. At the same time, thousands of new jobs within an acceptable commuting distance were established in Solano and the neighboring Bay Area counties of Contra Costa and Alameda.

Vacaville is in a position to continue to accommodate the growth levels of the 1970s and 1980s because of several factors, including:

- Developable land is available at reasonable prices compared to the Bay Area as a whole.
- Public services and facilities are available or planned with known financing mechanisms to serve anticipated growth.
- The potential exists for additional major industrial, business and commercial growth and accompanying jobs.

These factors, combined with the ongoing demand for housing by commuter households, result in a climate that dictates sustained growth for Vacaville.

TABLE 2 - POPULATION GROWTH IN VACAVILLE, SOLANO COUNTY AND BAY AREA¹ 1940-1990

| YEAR | VACAVILLE | | SOLANO COUNTY | | BAY AREA | |
|-------------------|------------|------------------|---------------|------------------|------------|------------------|
| | Population | Percent Increase | Population | Percent Increase | Population | Percent Increase |
| 1940 | 1,608 | --- | 49,118 | --- | 1,734,308 | --- |
| 1950 | 3,169 | 97.1% | 104,833 | 113.4% | 2,681,322 | 54.6% |
| 1960 | 10,897 | 243.8% | 134,597 | 28.4% | 3,638,371 | 35.7% |
| 1970 | 21,690 | 99.1% | 171,989 | 27.8% | 4,628,371 | 27.2% |
| 1980 | 43,367 | 99.9% | 235,203 | 36.8% | 5,179,793 | 11.9% |
| 1990 | 71,479 | 64.8% | 340,421 | 44.7% | 6,023,577 | 16.3% |
| 1992 ² | 78,301 | --- | 364,691 | --- | --- | --- |

1 The Bay Area is the nine county region included within the Association of Bay Area Governments.

2 State Department of Finance population estimate.

Source: U.S. Census of Population, 1940 through 1990; State Department of Finance

Increase in Housing Stock

The history of residential growth in Vacaville provides insight to future growth. Table 3 details the historic increase in dwelling units.

TABLE 3 - ANNUAL INCREASE IN HOUSING STOCK 1970-1991¹

| YEAR | SINGLE FAMILY UNITS | MULTI-FAMILY UNITS | MOBILE HOME UNITS | TOTAL |
|--------------|------------------------|-----------------------|------------------------|---------------|
| 1970 | 195 | 79 | - | 274 |
| 1971 | 282 | 374 | - | 656 |
| 1972 | 305 | 208 | - | 513 |
| 1973 | 560 | 95 | - | 655 |
| 1974 | 497 | 24 | - | 521 |
| 1975 | 610 | 8 | - | 618 |
| 1976 | 886 | 203 | - | 1089 |
| 1977 | 1036 | 30 | - | 1066 |
| 1978 | 1044 | 182 | - | 1226 |
| 1979 | 693 | 268 | - | 961 |
| 1980 | 336 | 285 | - | 621 |
| 1981 | 171 | 160 | - | 331 |
| 1982 | 61 | 21 | - | 82 |
| 1983 | 136 | 52 | - | 188 |
| 1984 | 167 | 42 | - | 209 |
| 1985 | 271 | 126 | - | 397 |
| 1986 | 440 | 1541 | - | 1981 |
| 1987 | 671 | 334 | - | 1005 |
| 1988 | 1088 | 67 | - | 1155 |
| 1989 | 1743 | 71 | - | 1814 |
| 1990 | 1523 | 39 | - | 1562 |
| 1991 | 451 | 0 | - | 451 |
| TOTAL | 13,166 | 4,209 | 736² | 18,111 |

1 The data is based upon final occupancy of units during the calendar year.

2 Mobile home units represent a cumulative increase over the entire term.

Source: Community Development Department, Building Division, 1992

The average number of units added each year from 1970 to 1991 was 823. Table 3 shows that there was a steady increase in housing units in the 1970s, followed by a substantial drop in activity during the recession that began in 1981. In 1987, through 1990, there was record residential growth which included a near doubling in apartment units in the City of Vacaville. Although there were only 451 permits finalized in 1991, indications are that 1992 will be a much more productive year for residential development. The Planned Growth Ordinance, described on page 6, limits residential growth such that infrastructure and services are not overloaded. In 1992 over 1,030 permits for residential units have been allocated (754 units and 276 carryover units from 1991) and the indication is that the majority of these units will be constructed.

GROWTH PROJECTIONS

Population and Housing Projections

Rapid growth in Vacaville is projected to continue through 2010, as shown in Table 4. The Vacaville General Plan provides for a population range of approximately 106,800 to 122,400 in 2010. This is based on information from the 1990 U.S. Census and buildout of the General Plan. The population is defined as the "total population", including those persons residing in group quarters such as the California Medical Facility. This projection range is based upon development occurring at the low to high end of permitted land use intensities. The 1990 General Plan continues the policies of the 1980 General Plan which called for the development of a compact and efficient community that minimizes the conflicts between urban and agricultural uses. Growth continues to be directed principally toward less productive agricultural lands in the northwest and southeastern areas. The General Plan continues to seek the major objective of providing a more balanced and diverse community in terms of greater economic growth, more local jobs, additional social and cultural amenities and enhanced governmental revenues.

Projections '92, a report prepared by ABAG, provides the most widely accepted estimate of future City growth. ABAG indicates a population of 124,100 in 2010, the time-frame of the CAP. However, this figure is within the range of the 1990 General Plan projection (106,800 to 122,400). It is important to not that ABAG indicates a significant group quarters population which is not consistent with present City or State policies; CMF is not expected to expand. It should also be pointed out that the ABAG projection includes growth anticipated within the City of Vacaville sphere of influence, and long-term annexation areas like the Locke Paddon Colony and Mills Lane areas. (*Projections '92 data added Nov/1992.*)

The General Plan estimates that at buildout of the designated residential land there will be a range of approximately 38,000 to 44,000 dwelling units in Vacaville. This compares to the 25,235 dwelling units estimated as of January 1992. These figures appear to be fairly close to the preliminary estimate of 39,560 households in 2010 by ABAG.

TABLE 4 - POPULATION¹ AND HOUSING PROJECTIONS

| YEAR | 1990 | 1995 | 2000 | 2005 | 2010 |
|------------------------------|--------|---------------|---------------|----------------|-----------------|
| GENERAL PLAN | | | | | |
| Population ^{2,3,6} | 71,479 | 75,600/86,000 | 86,000/96,400 | 96,400/106,800 | 106,800/122,400 |
| Housing Units ^{2,6} | 23,660 | 26,000/30,000 | 30,000/34,000 | 34,000/38,000 | 38,000/44,000 |
| ABAG ^{4,7} | | | | | |
| Population ² | 71,479 | 86,400 | 108,700 | 119,800 | 124,100 |
| Households ^{2,5} | 23,660 | 27,020 | 33,690 | 37,660 | 39,560 |

- 1 Population is defined as total population, which includes group quarters, primarily CMF. Projections assume no increase in CMF population.
- 2 1990 figures are from the U.S. Census.
- 3 The population reflects a household size of 2.6 persons added with each unit subsequent to the 1990 U.S. Census and assumes a group quarters population of 8,000. The projection for 2010 differs slightly from the General Plan because of more up-to-date census data.
- 4 Projections '92 data.
- 5 The ABAG data for housing units is actually households, which may be up to 5% less than housing units because of vacancy factors.
- 6 Projections are shown as a range.
- 7 ABAG assumes a significant increase in group quarters population, which is not anticipated by the City or the State at this time.

Source: 1990 General Plan, Projections '92, 1990 U.S. Census

(*Projections '92 data added Nov/1992*)

Employment Projections

ABAG also forecasts the jobs and employment for Bay Area communities. Preliminary data indicates that total employment in Vacaville will more than double between 1990 and 2010. These projections indicate that growth in Vacaville will be supported by the creation of about 25,800 new jobs in the City, for a total of 43,000 jobs. This compares to an ABAG estimate of 17,200 jobs in Vacaville as of 1990. The City projects a total of 45,510 jobs within Vacaville by 2010. This projection is based on non-residential development forecasts generated in conjunction with City impact fee studies. These new jobs will help to create a balance between housing and employment and will result in more residents who live and work in Vacaville rather than commuting to jobs in the Sacramento or Bay Area. It should be noted that the buildout of non-residential land uses within the 1990 General Plan, is projected to occur beyond 2010. Thus, there is the potential for substantially more jobs than projected by ABAG.

Planned Growth Areas

As required by Standard No. 8 of the LAFCO Standards, this section identifies the planned growth areas that are expected to annex within the initial five years (1992-1997). Areas expected to annex in the following years, through the year 2010, are also identified. The LAFCO Standards require that the CAP cover a fifteen year time-frame but allows a longer time period in order to be consistent with the horizon year of the General Plan. Thus, this CAP is based upon a seventeen and one-half year time-frame consistent with the 2010 horizon date of the General Plan.

Figure 2 identifies areas expected to annex within the next five years and within the subsequent twelve and one-half years. Table 5 provides an explanation of the size and land use potential of each area expected to annex in the first five years. The proposed annexations from 1992 to 1997 would add 1,933 acres to the City, of which 451 would be preserved as natural open space. This would increase the existing City area by 12 percent, from 24.8 to 27.9 square miles.

TABLE 5 - NEAR-TERM PLANNED GROWTH AREAS: YEARS 1 - 5

| SITE ¹ | ACRES | | | | |
|-------------------|----------------------------------|------------|---------------|-----------------|------------------|
| | Residential/(Units) ⁶ | Commercial | Business Park | Industrial Park | Other |
| A - Zocchi | 122 /(488) | - | - | - | - |
| B - Easterly | - - | - | - | - | 159 ² |
| C - Cooper Stn. | 102 /(357) | - | - | - | - |
| D - N. Village | 327 /(1479) | 21 | 135 | - | 257 ³ |
| E - Ind. Park | - - | - | - | 73 | - |
| F - Richards | 20 /(130) | 8 | - | - | 15 ⁴ |
| G - Vine Street | 110 /(180) | - | - | - | 155 ⁴ |
| H - Gibson Cyn. | 115 /(350) | - | - | - | - |
| I - Orchard | 22 /(182) | - | - | - | 6 ⁵ |
| J - Quinn Road | - - | - | 5 | - | - |
| K - W. Open Space | - - | - | - | - | 281 ⁴ |
| TOTALS | 818 /(3166) | 29 | 140 | 73 | 873 |

1 Site locations are identified on Figure 2.

2 Sewage Treatment Plant

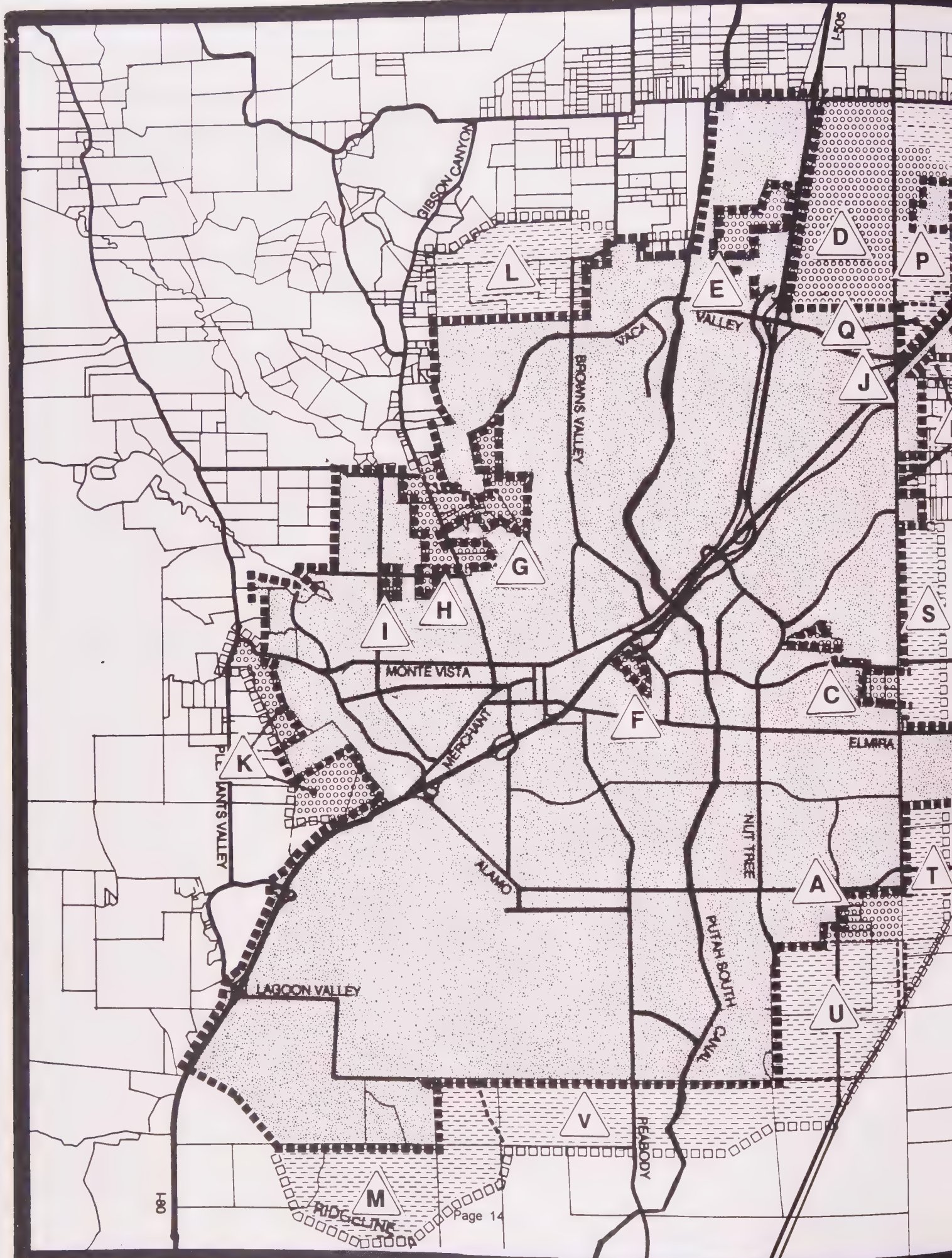
3 227 acres Golf Course, 16 acres for Schools, 14 acres Park.

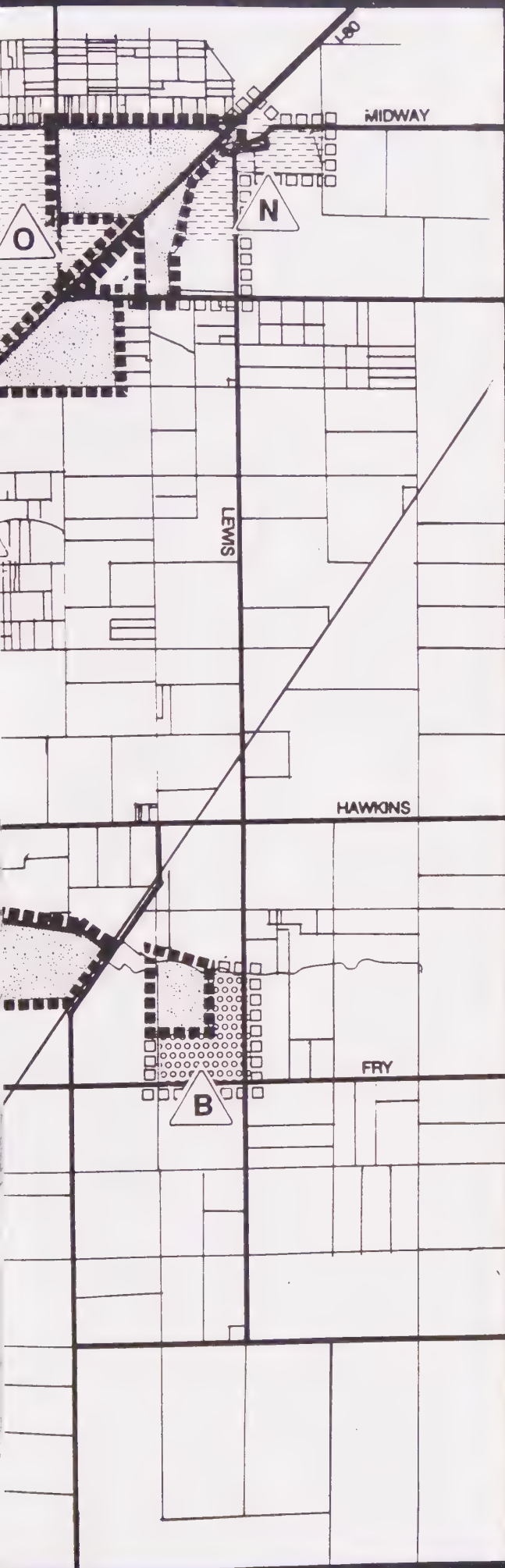
4 Open Space

5 Park

6 Based on midpoint of land use density range for the site area (1990 General Plan).

Source: Community Development Department, Advanced Planning Division, 1992









ESTABLISHED 1850

CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 2 PLANNED GROWTH AREAS

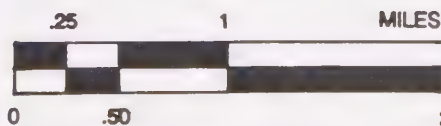
Amended November 24, 1992

July 14, 1992

- CITY LIMITS
- SPHERE OF INFLUENCE
-  AREAS WITHIN CITY LIMITS
-  NEAR TERM ANNEXATION AREAS
(1992-1997)
-  LONG TERM ANNEXATION AREAS
(1997-2010)
-  LETTERS REFER TO SPECIFIC SITES WHICH
ARE DESCRIBED WITHIN THE TEXT OF THIS
CHAPTER

Source: Community Development Department, Advanced Planning Division, 1990 Vacaville General Plan

SCALE



Page 15



Near-term Growth Areas: Years 1 - 5

Each of the thirteen areas identified for potential annexation within the first five years of the CAP (through 1997), and identified in Figure 2, are described in more detail below.

Site A - Zocchi, et. al.: This area involves properties under several different ownerships that total 122 acres with a potential for about 488 residential units. The site lies south of Alamo Drive, west of Leisure Town Road and north of the new Alamo Creek. There are no development approvals for the site, although the primary landowner has submitted a master plan for the property which is going through the development review process. The developer intends to request annexation of the site within the next year. The site has been designated for urban use since the 1980 General Plan and was identified for near-term annexation in the 1985 CAP. The area is within the benefit district established for the CMF trunk sewer line and is within the City of Vacaville service area.

Site B - Easterly Wastewater Plant: This 159 acre site lies south and east of the Easterly Wastewater Treatment Facility, extending south to Fry Road and west to Lewis Road. The City has acquired the property with the intent of applying sludge from the Easterly Wastewater Treatment Plant. The sludge application process is regulated by the Waste Discharge Requirements for the treatment plant and federal regulation 40 CFR Part 257. The property is designated as open space and agricultural land use in the General Plan and is not intended to be developed with urban uses.

Site C - Cooper Station, Hawkins, Hayame: This 102 acre site is under four separate ownerships. The irregular shaped site lies north and south of Ulatis Drive (formerly Cooper School Road) and west of Leisure Town Road. The site was part of a larger unincorporated peninsula of land identified for near-term growth in the 1985 CAP. Properties to the west and north have since been annexed and developed. The primary landowner has received development approvals for a 198 unit single family subdivision called Cooper Station on 62 acres and has waited to submit an annexation request until this CAP is adopted. The other properties have no development approvals but require annexation in order that an unincorporated island is not created. These other properties have the potential for approximately 159 residential units. This site has been designated for urban use since the 1980 General Plan. Utilities are in place and available to the site.

Site D - North Village: The majority of this 740 acre site is controlled by one property owner. The site is generally bounded by Interstate 505, Midway Road, Leisure Town Road and the Vaca Valley Business Park, though a portion of the site also extends across Leisure Town Road, north and west of the Industrial Wastewater Treatment Plant. The site was designated for urban development in the 1990 General Plan. That portion of the site west of Leisure Town Road was designated as a long-term growth area in the 1985 CAP. The City requires the preparation of a Policy Plan for the site prior to development. The initiation of the Policy Plan process is expected in late 1992. A conceptual land use plan was prepared in conjunction with the 1990 General Plan Update and indicates a mix of residential, commercial, business park and open space recreational uses. The residential uses range from very low to high densities and include a mobile home park site. Solano Community College has announced that it intends to construct, on a portion of the site, a north county campus which may also include a satellite campus for California State University Sacramento.

Site E - Industrial Park: This site includes three unincorporated islands which total 102.6 acres. The site lies west of Interstate 505 and north of Vaca Valley Parkway. Approximately 73 acres are vacant and designated for industrial development in the Vaca Valley Industrial Park Policy Plan. American Home Foods is located within the larger island and is also the primary owner of the vacant lands. American Home Foods is already served by the Industrial Wastewater Treatment Facility. City services are available to the entire site. This area was identified for near-term growth in the 1985 CAP. Although several small parcels within the area have annexed since 1985, a significant unincorporated area still exists.

Site F - Richards: This 43 acre property is an unincorporated county island and was designated for near-term growth in the 1985 CAP. The property is under one ownership and lies north of Ulatis Creek and southeast of Interstate 80. The site is included within the Allison Policy Plan and would accommodate approximately 130 residential units. There are also 8 acres designated for commercial uses near the freeway. A portion of this site will likely be incorporated into a future freeway interchange at Allison Drive.

Site G - Vine Street Area: This area of approximately 265 acres, located east of Gibson Canyon Road, is a "peninsula" of unincorporated county land. The ridgeline area is intended for the preservation and protection of agriculture and open space. The City has a variety of public policy concerns and strategies with respect to such properties. Some properties may develop within the County to county standards and then be annexed, others may have property interests purchased or otherwise acquired by the City, or, as will be the case in most instances, the property is likely to be kept in traditional agricultural uses or developed in accordance with City standards. About 85 acres of the ridgeline has been purchased by the City and is being preserved as open space. Much of the area is already developed with rural residential homes. However, there are several parcels which have the potential to be developed with urban residential uses in the City. There is the potential for approximately 180 residential units in the area. An assessment district is in place which was formed to finance the construction of a water system for the area; many property owners have expressed interest in buying into the assessment district in order to obtain municipal water. A sewer benefit district is also in place for participation in the extension of sewer lines to the area by the North Vine Street Estates Subdivision. The area includes the site of the future extension of Vaca Valley Parkway west of the North Vine Street Estates subdivision. This site includes numerous property owners and as individual annexations are proposed within the area, other adjoining parcels should also be considered for annexation in order to help eliminate a very irregular City/County boundary.

Site H - Gibson Canyon Road Area: The portion of this site west of Ulatis Creek was within the near-term growth area in the 1985 CAP. The 117 acre site lies east of the Crestview subdivision and west of Gibson Canyon Road and is part of a large peninsula of unincorporated county land. The area involves several ownerships that are completely within the City planned service area. The site has the potential for approximately 350 residential units.

Site I - Orchard/Fruitvale: This site, which lies north and south of Fruitvale Road and east of Orchard Avenue, is an unincorporated county island. There is a total of 28 acres, of which 22 are considered vacant and have a potential for approximately 182 residential units. A neighborhood park site is designated in the southerly portion of the site. All municipal services are available to the site. Development of the Eldridge property south of Fruitvale Road would provide important public benefits through street widening and drainage improvements. It should be noted that the area north of Fruitvale is developed with rural residential homes.

Site J - Quinn Road/Leisure Town Road Intersection: The site consists of approximately 5 acres which are bounded by Leisure Town Road, Interstate 80 and the Kilkenny Canal. The City owns approximately two acres which were apparently intended to be used for right-of-way. The annexation is intended so that the City owned parcels will be within the City. No development is intended at this time; however, the General Plan designates the property as Highway Commercial subject to a Policy Plan for the entire Quinn Road/Ellsworth Road area.

Site K - West Side Open Space: This site comprises 281 acres located adjacent to the westerly city limit, north of Interstate 80 and south of Foothill Drive. The west boundary of the site is generally the ridgeline. The ridgeline area is defined by the property lines of parcels which are intended for the preservation and protection of agriculture and open space. The City has a variety of public policy concerns and strategies with respect to such properties. Some properties may develop within the County to county standards and then be annexed, others may have property interests purchased or otherwise acquired by the City, or, as will be the case in most instances, the property is likely to be kept in traditional agricultural uses or developed in accordance with City standards.

Long-term Growth Areas: Years 6 - 17.5

Each of the areas identified for potential annexation within 6 to 17.5 years, from 1998-2010, and shown in Figure 2, is described in more detail below. It should be noted that the LAFCO Guidelines require that the CAP be updated every five years and that annexation of these areas will be analyzed in more detail in a subsequent update to the CAP.

Site L - Browns Valley Road/Mc Murtry Lane: This area lies west of Rice Lane, east of Gibson Canyon Road and generally south of an east-west Pacific Gas & Electric powerline easement that crosses the area. Most of this site is a new residential growth area identified in the 1990 General Plan and requires a Policy Plan. In addition, the timing for development of this area is subject to a phasing plan to be adopted by the city. The ridgeline area is intended for the preservation and protection of agriculture and open space. The City has a variety of public policy concerns and strategies with respect to such properties. Some

properties may develop within the County to county standards and then be annexed, others may have property interests purchased or otherwise acquired by the City, or, as will be the case in most instances, the property is likely to be kept in traditional agricultural uses or developed in accordance with City standards.

Site M - Dykes, Reis, Pierce: This area, located in the southeast portion of Lower Lagoon Valley, consists of lands designated for open space. There is the potential for residential development on approximately 38 acres of the site. The site extends to the ridgeline that surrounds Lower Lagoon Valley.

Site N - Interstate 80/Midway Road East: The site lies southeast of Interstate 80 and southwest of Sweeney Creek. This is an area designated for Highway Commercial, Service Commercial and Industrial Park uses per the General Plan. A small portion of the site has existing service commercial development in the County. The General Plan requires a Policy Plan for the area; however, sewer service is not planned in the immediate future.

Site O - South Of Midway Road: This area lies north of Interstate 80 and south of Midway Road. The area is under several ownerships; however, the primary landowner is Pacific Gas and Electric. There are many residences in the area including those in the Jeffrey Ranch subdivision which are served with City water.

Site P - Mills Lane: This area, which lies north of Ellsworth Road and west of Leisure Town Road, is developed with rural residences as permitted by the County. The General Plan designation for the site is consistent with the existing rural residential use and there are no plans to extend municipal services to the area. However, as development occurs in the area and services are extended, the potential annexation of the area may be appropriate.

Site Q - Quinn/Ellsworth: This area lies north of Interstate 80, east of Leisure Town Road and south of Ellsworth Road and includes some properties which are east of Mills Lane and north of Ellsworth Road. The area is in numerous ownerships and is developed with a mix of service commercial and rural residential uses. The General Plan designates the area as Highway Commercial subject to a Policy Plan.

Site R - Locke Paddon Colony: This area is a rural residential subdivision in the county. There are several lots along the western side of the subdivision which have City water and most of these have annexed to the City. The City will be doing a land use study to review the potential of urban land uses for the area east and south of the Locke Paddon Colony. This study is required by the General Plan and is expected to be initiated within the next three years.

Site S - Hawkins: This site lies east of Leisure Town Road, north of Elmira Road and south of the Locke Paddon Colony subdivision. The area is a new residential growth area identified in the 1990 General Plan and requires a Policy Plan. The area also includes a potential high school site. The phasing of the policies in the General Plan require that the area be included in a land use study that would analyze potential urban uses for lands extending out to Meridian Road. Development of this site cannot occur until completion of this study. In addition, the timing for development of this area is subject to a phasing plan which will be adopted by the City in the future.

Site T - Fry: This site is east of Leisure Town Road, north of the Southern Pacific railroad tracks and south of the existing City limit. The area is a new residential growth area identified in the 1990 General Plan and requires a Policy Plan. The property is under the same General Plan policies described for Site S. In addition, the timing for development of this area is subject to a phasing plan which will be adopted by the City.

Site U - Vanden: This area lies east of the extension of Nut Tree Road, west of Leisure Town Road, northwest of the Southern Pacific railroad tracks and south of the New Alamo Creek. The area is a new residential growth area identified in the 1990 General Plan and requires a Policy Plan. In addition, the timing for development of this area is subject to a phasing plan to be adopted by the City.

Site V - Vacaville-Fairfield Greenbelt: This area lies south of the existing City Limits between the Lower Lagoon Valley Planning Area (Site M) and the Southern Pacific Railroad tracks. All of the area is designated for open space, pursuant to the Special Policy Considerations, Policy 3, Annexation of Open Space. The area is within the Vacaville-Fairfield Greenbelt Buffer, a joint undertaking to establish a permanent open space separation between the two cities. Although the general form of the Greenbelt has been established by agreement between the City Councils, further planning studies are to be undertaken to determine the precise boundaries of future urbanization. The areas to be annexed to the Cities and the timing of their annexation will be determined as the result of these jointly completed studies.

A similar area lies between the SPRR and Lewis Road south of the Travis Air Force Base Golf Course. Although the area is not shown as lying within the Sphere of Influence nor is it scheduled for annexation, it is expected that portions of the area may be eventually added to the Sphere and annexed as open space once the final Greenbelt boundary is delineated.

LIKELIHOOD OF SIGNIFICANT GROWTH

Prior to approving an annexation, LAFCO Standard No. 8 requires that LAFCO make a finding that a proposed annexation area is "justified by probable urban growth within a 10 year period of time." The finding is tied to the "likelihood of significant growth." The primary information source to be used in determining the likelihood of significant growth is a market analysis that is required of all multi-family residential, industrial and commercial annexations exceeding 40 acres and single family residential annexations exceeding 100 acres. In addition to the finding of probable urban growth within a 10 year period, all proposed annexations must demonstrate that they will not significantly inhibit the timely development of existing vacant land within the city limits. The Comprehensive Annexation Plan is intended to provide a consistent context for the review of market analysis for individual annexation applications. It does not provide the same detailed analysis that will be required of individual proposals.

This section of the CAP establishes the broad need for the annexation of additional land and explains the City policy in that regard. It is not intended to replace the required market analysis that will be provided with a specific annexation proposal. It is important to consider this section in concert with the remainder of the CAP, especially the Infill Development Strategy (page 57).

The priorities for annexation during the first five years of the CAP involve residential, commercial and industrial lands:

1. Residential Land

The City currently has a potential of approximately 7,000 new housing units within the incorporated limits (Appendix B). Of this total, 3,300 units are included in approved development projects that are in various stages of development. The projected demand for the first five years of the CAP is 4,540 units. When viewed over a 10 year time-frame the supply-to-demand ratio is 0.76 to 1. This ratio is consistent with the City goal of having a reasonable factor of vacant lands to address the different demand situations and needs. However, when the ratio is projected using 1997 as the base year, the 10 year supply-to-demand ratio falls below the City goal of 0.75 to 1 (see Urban Growth Strategy, page 6 for additional information). In order to address this situation, the City may propose that additional residential land be included within the Near-Term Growth Areas as part of an update to this CAP. An alternative is to have some of the areas designated in the Long-Term Growth Areas available for annexation shortly after year five of the CAP (by 1997).

2. Commercial Land

The 1992 CAP proposes that two areas of commercial land be annexed within the first five years (Sites D & F). One site, the Richards property (Site F), is completely surrounded by the City and is included within an approved policy plan. Master plans for the extension of public improvements have been approved and the property owners have indicated their desire for near-term development. Preliminary planning has been initiated in the second area (Site D, North Village), generally bounded by I-505, Midway Road, Leisure Town Road and Vaca Valley Parkway. An Environmental Impact Report is to be initiated in October 1992. The consideration for annexation of this area will likely occur in 1994. This area also contains the proposed Solano Community College site.

3. Industrial Land

Industrial lands (Site E) proposed for annexation involve the infill of 102.6 acres located within an unincorporated island. These lands are within Messenger's Interchange Business/Industrial Park (formerly Chevron's Vaca Valley Industrial Park) and include 73 net developable acres that are completely surrounded by the City with services available as a result of other surrounding developments. American

Home Foods is located on 30 acres of the unincorporated site. The pace of activity in the adjoining area makes the sites especially attractive for development in the near-term.

The policy in the City of Vacaville is to work cooperatively with private development interests to support and encourage development that is consistent with the City General Plan. It is understood, however, that the decision to develop property at a specific point in time is retained by the private property owner. Accordingly, the specific schedule of annexations will largely be a product of market determination made by property owners. The CAP states that annexations are consistent with City policy and outlines the City strategy to support and encourage such annexations over the next five years.

Both the Comprehensive Annexation Plan and the City General Plan provide the community and the decision makers with guidance regarding the ultimate development of the City. However, it is recognized that these documents will need to be reviewed, as well as amended, in the future to address various needs and demands. For example, based upon the midpoint of the density range for the vacant properties within the 1990 General Plan, there is not enough residential land to meet the projected housing demand of 920 units per year. Thus, over time, the General Plan will likely be amended to add new areas and potentially increase densities in other areas.

SPECIAL POLICY CONSIDERATIONS

Several special purpose policies are required so that the Comprehensive Annexation Plan can adequately reflect the policies of the City of Vacaville and Solano County LAFCO. These policies are specifically tailored to the needs of the City of Vacaville and toward implementation of the City General Plan. Those policies will also provide direction on how to view annexations when they are being considered.

1. Development Agreements to Stage Development

In the case of large scale residential developments such as the Gonsalves-Lockie Policy Plan area, development interests consider it necessary to annex all of a site initially, even though development may take place over many years. At face value the annexation of such a large area may conflict with a finding of a likelihood of significant growth in ten years. It is possible, however, to resolve such a problem through a development agreement which would provide for an appropriately phased development.

The use of a development agreement is discussed, as part of Standard No. 9, as a means of phasing development consistent with the intent of the LAFCO Standards. Such a development agreement was used for the 2200+ unit Gonsalves-Lockie Policy Plan development area. The existence of such a contractual agreement between the City and the developer was considered the basis for the annexation of the entire property.

Similarly, it is anticipated that a development agreement would be utilized for the mixed use development project in North Village (Site D) and Sites S, T, U and V within the long-term annexation areas.

2. The Elimination of Inefficient Boundaries

In some situations, the annexation of a property in accordance with the Comprehensive Annexation Plan could result in the creation of islands or near-islands as addressed in the Cortese-Knox Act. In such situations it may be necessary to include additional property in an annexation in advance of a specific development proposal to provide an efficient service boundary for both the City and the County. This CAP proposes that the annexation of such additional areas that are reasonably required to eliminate islands, near-islands or other inefficient service areas, be considered consistent with this Comprehensive Annexation Plan.

3. Annexation of Open Space Areas

Since the General Plan and the sphere of influence are intended to designate those areas that are appropriate for urbanization, they often do not follow property lines. This sometimes results in a situation where lands, that are to be permanently reserved for recreation and open space use, fall beyond the urban limit lines. It is the policy of the City of Vacaville to ensure such open space preservation and protection through annexation and a variety of mechanisms to preserve and protect these areas for their visual and agricultural purposes. Such mechanisms include, but are not limited to development of the property as large-acreage agricultural or rural residential type uses, acceptance of fee title dedication, open space easements, or purchase of the property.

Examples of where this policy will likely be used include the recent purchase of hillside open space in the Vine Street/Browns Valley area (Wong/Norman Properties) and the previous purchase of Old Rocky (Site G). This policy may also apply to Site K and the Vacaville/Fairfield Greenbelt Buffer along the southern and southeastern perimeter of the City (Site V).

In addition, there are properties within the Long-Term Growth Areas (Years 6-17.5) which are designated to be preserved as open space. It is the policy of the City of Vacaville to permit these lands to be considered for annexation during any period of the CAP if the property has been preserved for permanent open space uses, as agriculture or development to City standards.

The CAP follows City policies with respect to lands with open space designations by recognizing the broad variety of public policies and strategies applicable to such designated lands. These identified properties, both within the City at present and those proposed to be annexed per the CAP, represent lands which comprise traditional and existing agricultural uses. These lands also are characterized as a key visual element for the City as a whole, possess unusual development constraints due to topography, and have the possibility of passive recreational uses on some of these properties.

The use of the terms "open space", "protection" and "preservation" are not intended to convey the intent of the City to acquire such properties for public use, but only to recognize that they present unusual planning issues if annexed to the City. The City recognizes that these lands may develop in accordance with County policies while within the County, although much of that ability to develop is limited by the fact that many of these properties are under Williamson Act contracts or cannot be developed in small lots due to slope stability, water quality and quantity, and effluent disposal constraints.

When annexed to the City, such lands are unusually zoned under an "agricultural" designation which allows residential development on large (20 acre, 40 acre) lots in conjunction with applicable City development standards relating to water, effluent disposal, fire protection, landslide stability, earthquake protection, etc.

At present the City is undertaking an inventory and plan for both the hillside areas within the City as well as areas identified for the proposed greenbelt buffer between Vacaville and Fairfield. If certain lands, or rights in land, are to be acquired by the City for public purposes, that shall be determined within those studies. However, it is assumed that most properties will either develop in accordance with County standards prior to annexation or be developed in accordance with the City's General Plan, Zoning Ordinance, and development standards following annexation. Thus, where not direct public purpose, such as active recreation, is proposed it is expected that such properties would be annexed to the City and remain in agricultural use or developed in accordance with City policies and standards in effect at that time.

4. Sequential or Concurrent Annexations

During the effective term of the CAP, the concurrent or sequenced annexation of properties will be necessary to ensure that adequate public facilities are provided at a reasonable cost. Lacking such coordination, public facilities could not be installed in an efficient basis, increasing the cost of services to both the City and consumers of the development product. Areas that are identified for coordinated annexation through the Comprehensive Annexation Plan include:

- Site A: Zocchi, et. al. - the 121.0 acre site should be included in a coordinated annexation to permit the efficient use of water and sewer lines as well as consistent street improvements.
- Site D: North Village Area - this 740 acre site should be included in an integrated annexation to allow for the coordinated installation of the infrastructure improvements (water, sewer, drainage and street improvements). Major water mains, trunk sewer lines, drainage improvements and a significant portion of the roads will be built in the first phase of the North Village project. Annexation of all or a significant portion of the site will permit the efficient formation of financing districts for the provision of public services.

The improvements that are required in the above areas would best be implemented through assessment or Mello-Roos districts. Annexation of the entire areas would permit such districts to be formed consistent with General Plan policy. Further details and analyses will be provided with applications for sequential or concurrent annexation.

5. Phasing of Outlying Development Areas

The proposed Near-Term Growth Areas do not provide an adequate number of dwelling units to maintain the City's goal of a 0.75 to 1.0 inventory of potential units as compared to the ten year demand. Additional Near-Term Growth Areas are not included in this CAP because the City has not yet made phasing determinations for the remaining outlying residential areas.

In order to maintain an appropriate inventory of residential lands, the City may propose an update to this CAP within the initial five year term in order to designate additional lands as Near-Term Growth Areas.

6. Precise Alignment of Circulation Improvements

As precise right-of-way plans are developed for future street improvements and freeway interchanges, there will likely be small adjacent areas of land that will be required for the construction of safe and adequate improvements that may be beyond the property line specific boundaries set within this CAP and the sphere of influence. Accordingly, the CAP provided that such small areas may be considered for annexation without an amendment to the CAP or sphere of influence in order to accommodate circulation improvements.

URBAN SERVICE DELIVERY PLAN

LAFCO Standard No. 10 calls for the inclusion of an "Urban Service Delivery Plan" as part of the Comprehensive Annexation Plan. The Urban Service Delivery Plan explains how the City of Vacaville will provide urban services to areas designated for annexation during the effective term of the CAP. Urban services to be analyzed include: water supply, wastewater capacity, storm drainage and flood control capacity, solid waste disposal capacity, circulation/transportation, public safety, parks, schools and public improvements policy. The Vacaville General Plan states that properties must be within the City limits to receive City utility services (*Guiding Policy 2.2-G10, Chapter 2, page 9*).

WATER SUPPLY

Existing Supply

Water supplies for the City of Vacaville come from two sources - groundwater and surface water. Normal water supply from these two sources will be approximately 16,100 acre-feet in 1992.

Groundwater is drawn from nine wells on the east side of the city near Elmira Road. The wells draw groundwater from deep, confined aquifers which contain high quality water. The wells can provide a maximum supply of approximately 14.4 mgd (million gallons per day). However, capacity of the aquifer is limited and the amount of withdrawal is aimed at maintaining the integrity of the supply. The projected safe yield is 5.4-6.3 mgd (6,000 to 7,000 acre-feet per year).

Surface water is drawn from the Solano Project (Lake Berryessa) via the Putah South Canal and from Barker Slough via the North Bay Aqueduct (NBA). The City is entitled to 5,600 acre-feet of water annually from the Solano Project. The 1992 entitlement from NBA equals 1,500 acre-feet. The surface-water sources currently provide a total of 7,100 acre-feet per year.

The City is also entitled to additional surface water from the Solano Irrigation District (SID) based on a 1972 agreement. The City will receive additional entitlements as the industrial/commercial properties develop in the northeast sector of the city (this is generally the area located near the I-505 and I-80 interchange). These entitlements are only available for commercial, industrial and public uses and are not available for domestic use. The estimated maximum allotment from the 1972 agreement is 7,000 acre-feet per year. Given the amount of commercial and industrial development that has occurred in this area, the City is currently entitled to approximately 2,500 acre-feet per year from this source.

An additional one-time supply of 2,400 acre-feet of water is available from stored water purchased from SID farmers. This purchase was paid for through the water rate structure and was negotiated as drought relief to supplement drought-related shortages. The northern region of California is currently in a period of drought, and the City of Vacaville has been proactive in conserving water resources while obtaining additional supplies to ensure adequate service quantities. As shown in Table 6, the conservation efforts in 1991 were effective in reducing demand. It is anticipated that the drought situation is not permanent and that water supplies will return to historic quantities. It should be noted that due to its multiple sources of supply, Vacaville has more flexibility during times of drought than most cities in Solano County and northern California.

Existing Demand

Water use in Vacaville has increased in the past decade in concurrence with the rapid population growth. Table 6 illustrates the historic water demand in Vacaville. Residential, commercial and industrial developments are the primary water users in Vacaville, but schools and other public facilities are also significant water consumers. High density residential developments typically have relatively low per-capita water use, while low density developments have substantially higher per-capita use as a result of more landscape watering and a greater number of people and fixtures in each home. Commercial and industrial water use can be much greater or much less than typical residential demands depending on the type of use. Food processing and other "wet" industries are significant water users while warehousing has a minor water demand. Other factors influencing water demand are water conservation practices, climate and water pressure.

Existing Facilities

The City operates two water treatment facilities. The first is a 10 mgd diatomaceous earth (DE) filtration water plant located on Elmira Road. The second is a 13.33 mgd capacity in a 40 mgd plant located on Peabody Road and is jointly owned and operated by the Cities of Fairfield and Vacaville. This facility is referred to as the North Bay Regional (NBR) plant and treats both surface supplies. With the NBR plant on-line, use of the DE plant will initially be limited to summer months when peak water production is required. However, as new development increases the citywide demand for water, the DE plant is expected to expand its time of operation.

TABLE 6 - HISTORIC WATER DEMAND 1984-1991

| YEAR | ANNUAL USE (acre-feet/year) | MAXIMUM DAY (mgd) |
|------|-----------------------------------|-------------------------|
| 1984 | 11,200 | 18.60 |
| 1985 | 11,212 | 16.77 |
| 1986 | 12,191 | 18.44 |
| 1987 | 12,968 | 20.14 |
| 1988 | 13,083 | 20.37 |
| 1989 | 13,382 | 22.38 |
| 1990 | 13,865 | 21.65 |
| 1991 | 11,672 ¹ | 17.75 |

1. Reduction due to water conservation impacts

Source: Public Works Department, Utilities Division, 1992.

The maximum City water production capacity is 14.4 mgd from wells, 10.0 mgd from the DE plant and 13.3 mgd from the NBR plant for a total of 37.7 mgd. However, the system is designed so that water production exceeds maximum day demands. In the 1990 Water System Master Plan it was recommended that water production capacity be able to meet maximum day demands with the largest well out of service and with at least 10% reserve capacity. With this criterion, existing facilities are capable of serving maximum day demands up to 32.25 mgd.

The water distribution system consists of pipelines and large storage reservoirs. The system must address the various pressure zones within the city. Most development occurs within zone 1, which is served by the Buck reservoir (2 million gallons), Butcher reservoirs (2 and 4 million gallons) and Browns Valley reservoir

(5 million gallons). High pressure zones include the Vine Street, Hidden Valley and Wykoff systems. Reservoirs to serve these systems range in size from 73,000 gallons (Hidden Valley) to 620,000 gallons for future Vine Street system. The City is currently beginning design work on a new reservoir for zone 1. The reservoir will improve the storage capacity in zone 1 by approximately 5 million gallons and help meet the higher storage criteria established in the new Master Water Plan.

Projected Supply and Demand

As data in the existing supply section indicated, supply was expected to total approximately 16,100 acre-feet in 1992. Demand in 1992 is projected to be 13,500 acre-feet, which takes into consideration on-going water conservation efforts. As also shown in the existing supply section, existing facilities were capable of serving maximum day demands up to 32.25 mgd. This amount of capacity would last through the year 2002 with projected demands.

Table 7 shows projected raw water supplies through 2010; Table 8 shows projected water demand; and Figure 3 summarizes both. As indicated in these tables, supplies exceed demand in the near-term and long-term growth periods (1992-1997 and 1997-2010).

By 2010, water demand will begin to approach supply. At that time the City would be required to obtain new water entitlements and enlarge treatment capacities. Possible projects include development of new surface sources outside of Solano County and expansion of the NBR plant.

TABLE 7 - PROJECTED RAW WATER SUPPLIES IN ACRE-FEET 1992-2010 ¹

| YEAR | SOURCE | | | | | TOTAL |
|------|--------------|--------------------|----------------------------|--|-------------------|--------|
| | GROUND WATER | NORTH BAY AQUEDUCT | SOLANO PROJECT ENTITLEMENT | NORTH INDUSTRIAL COMMERCIAL SID ² | LAGOON VALLEY SID | |
| 1992 | 6,000 | 1,500 | 5,600 | 3,000 | 0 | 16,100 |
| 1993 | 6,333 | 2,000 | 5,600 | 3,028 | 0 | 16,961 |
| 1994 | 6,333 | 2,500 | 5,600 | 3,055 | 49 | 17,537 |
| 1995 | 6,667 | 3,000 | 5,600 | 3,083 | 99 | 18,449 |
| 1996 | 6,667 | 6,100 | 5,600 | 3,110 | 148 | 21,625 |
| 1997 | 7,000 | 6,100 | 5,600 | 3,139 | 198 | 22,037 |
| 2000 | 7,000 | 6,100 | 5,600 | 3,225 | 346 | 22,271 |
| 2005 | 7,000 | 6,100 | 5,600 | 3,370 | 593 | 22,663 |
| 2010 | 7,000 | 6,100 | 5,600 | 3,515 | 840 | 23,055 |

1 Non-drought conditions.

2 Total entitlement for North Industrial/Commercial Area is 7,000 acre-feet.

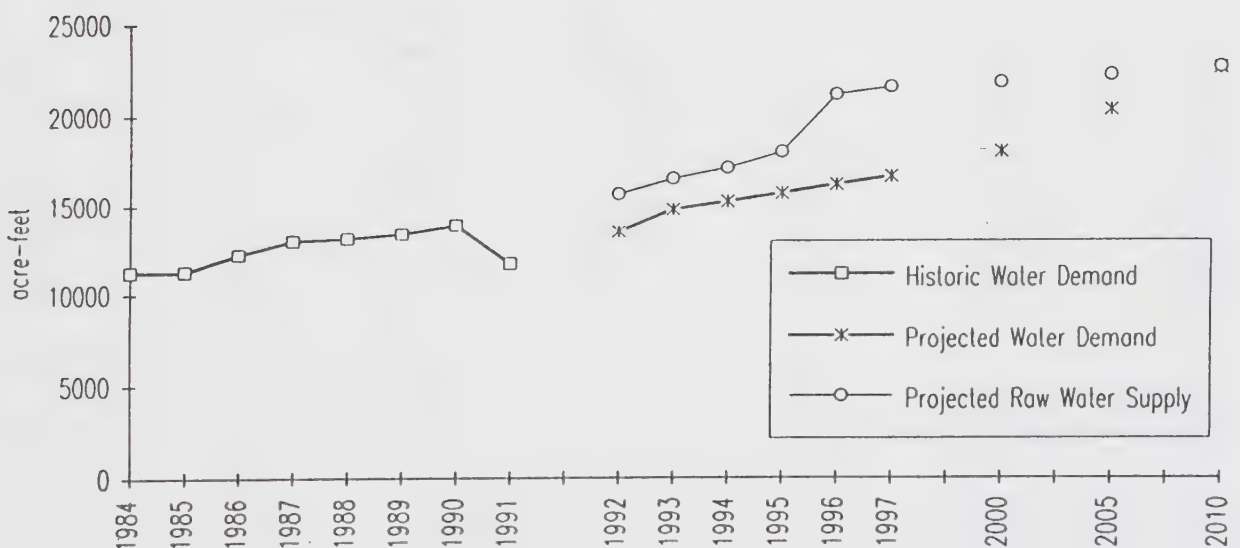
Source: Public Works Department, Utilities Division, 1992.

TABLE 8 - PROJECTED WATER DEMAND 1992-2010

| YEAR | ANNUAL USE (acre-feet/year) | MAXIMUM DAY (mgd) |
|------|-----------------------------------|-------------------------|
| 1992 | 13,500 | 18.50 |
| 1993 | 14,777 | 25.06 |
| 1994 | 15,233 | 25.84 |
| 1995 | 15,689 | 26.61 |
| 1996 | 16,146 | 27.38 |
| 1997 | 16,603 | 28.16 |
| 2000 | 17,977 | 30.49 |
| 2005 | 20,265 | 34.37 |
| 2010 | 22,554 | 38.25 |

Source: Public Works Department, Utilities Division, 1992.

FIGURE 3 - Water Supply and Demand



Source: Public Works Department, Utilities Division, 1992.

Projected Facilities

Following are brief statements on expansion of the distribution system to serve each of the identified near-term growth areas. In all cases, future development will have to be accompanied by an increment in distribution system storage capacity and by local pipeline improvements. All improvements are either scheduled in the water facilities development impact fee study or will be completed by private development. In some cases, offsite pipeline improvements will be necessary. In others, pumping improvements will be necessary where the development is above the zone 1 service area (above 220 feet in elevation).

Near-term Growth Areas: Years 1-5

Site A - Zocchi, et. al: Site A is in zone 1. Major offsite pipeline improvements would not be necessary.

Site B - Easterly Waste Water Plant: Site B is served by separate wells and is not part of the City water system.

Site C - Cooper Station, et. al: Site C is in zone 1. Major offsite pipeline improvements would not be necessary.

Site D - North Village: Site D is in zone 1. It would be necessary to construct offsite improvements to strengthen the ability of the distribution system to deliver water from the water treatment facilities.

Site E - Industrial Park: Site E is in zone 1. It would be necessary to construct offsite improvements to strengthen the ability of the distribution system to deliver water from the water treatment facilities.

Site F - Richards: Site F is in zone 1. Major offsite pipeline improvements would not be necessary.

Site G - Vine Street Area: Almost all of Site G is above zone 1 and would require service from the Vine Street water system. Much of the site is within the planned service area of the Vine Street water system and may not require additional improvements. Depending on actual growth patterns, pumping, pipeline and storage improvements could be required.

Site H - Gibson Canyon Road Area: A portion of Site H is above zone 1 and would require service from a higher pressure zone. This higher zone could be either the Vine Street water system or a new zone 2. Certain portions of Site H could be served by zone 1. It is possible that local improvements for zone 1 could help to improve existing distribution system deficiency problems in the North Orchard Avenue area by completing a loop in the pipeline network.

Site I - Orchard/Fruitvale: Site I is within the middle of the existing zone 1 distribution system, but is in a region where the distribution system needs improvement under existing conditions. Additional pipelines are needed to bring water into the North Orchard Avenue area, or else the North Orchard Avenue area should be converted to a higher pressure zone.

Site J - Quinn Road/Leisure Town Road Intersection: Site J is in zone 1. It may be necessary to construct offsite improvements to strengthen the ability of the distribution system to deliver water from the water treatment facilities.

Site K - West Side Open Space: No water service would be necessary for open space.

Long-term Growth Areas: Years 6-17.5

Specific water service details for each of the long-term growth areas are not provided per LAFCO Standard No. 10, which states the "Urban Service Delivery Plan will be more conceptual at the more extended part of the time-frame." As with the near-term growth areas, future development will have to be accompanied by an increment in distribution system storage capacity and by local pipeline improvements. All known improvements are scheduled in the City's 20 year facility improvement plan. In some cases, offsite pipeline improvements will be necessary. In other cases, pumping improvements will be necessary where development is above the zone 1 service area (above 220 feet in elevation).

Funding Mechanisms for Improvements

Funding for water supplies and system operation, maintenance and replacement is provided through the water rate structure. Funding for new facilities is provided through the impact fees paid at the time permits are obtained for construction. The water utility is operated as a self-supporting enterprise and does not draw money from the City General Fund.

Recent impact fee increases for the water utility will fund the implementation of a capital improvement program (CIP) for the water system that plans improvements through 2010. The CIP was prepared in response to AB1600, which required a nexus analysis between a proposed fee and its stated purpose. All improvements to the water systems are planned with growth rates as shown in the CAP.

WASTEWATER CAPACITY

Existing Collection and Treatment Facilities

The City is served by a wastewater collection and treatment system comprising gravity sewers, lift stations, pressure sewers (force mains) and two wastewater treatment plants. The collection system takes advantage of the natural west-to-east slope across the City. It is important to note that there are areas of the community that are outside the planned wastewater collection service area. A small area of industrial and commercial use along I-80 to the northeast of Leisure Town Road is restricted to "dry" uses which would not require municipal sewer service. An example of such use is warehousing.

The primary treatment facility is the Easterly Wastewater Treatment Plant, which has an average flow capacity of 10 million gallons per day (mgd) and provides secondary treatment of the wastewater. Treated effluent is discharged to Alamo Creek, which is a tributary to the Sacramento-San Joaquin Delta. Waste solids are reused in a beneficial land application process adjacent to the treatment plant.

A second treatment plant, the Industrial Waste Treatment Facility (IWTF), discharges into Gibson Canyon Creek. It receives waste from two dischargers, American Homes Food and Lucky Stores Distribution Center, and provides secondary treatment. The IWTF has an average flow capacity of 1.4 mgd and does not have a peak wet weather flow rating.

Existing Treatment Capacity

Typically, a wastewater collection system is not a closed-end system. The flow is a combination of sanitary sewage and freshwater entering the system as infiltration and inflow. Infiltration and inflow are the result of groundwater entering the system from high water tables, leaking pipe joints, damaged pipe and manholes, or rainfall from flooding streets. Infiltration and inflow can represent a significant portion of the flow in a wastewater collection and treatment system, especially during the rainy season. Thus, the capacity of the overall system must be adequate to contain peak sanitary flow plus peak infiltration and inflow. This condition is termed "peak wet weather flow."

The Easterly treatment plant has a peak wet weather flow capacity of 27 mgd, with flows and capacities broken down as follows:

| | |
|----------------------------------|----------|
| Rated Dry Weather Capacity | 10.0 mgd |
| Average Dry Weather Flow | 7.0 mgd |
| Rated Wet Weather Capacity | 27.0 mgd |
| Historical Peak Wet Weather Flow | 21.4 mgd |

A comparison of historical treatment plant flow to the historical city population indicates substantial reductions in per capita wastewater production over the last five years (1987-1991). In 1987, the average daily flow was 6.99 mgd and the total city population was estimated to be 58,701, giving an overall generation rate of 119 gallons per day per capita (gpcd). The average flow in 1991 was 6.6 mgd and the estimated population was 71,479, resulting in a generation rate of 92 gpcd. The 1991 figure is a 23% reduction from the 1987 amount. A significant portion of this reduction is a result of reduced water use during the drought and decreased infiltration and inflow due to lower-than-normal precipitation. Table 9 illustrates historical wastewater flows in the City of Vacaville.

TABLE 9 - HISTORICAL WASTEWATER FLOWS (MGD) 1986-1991

| YEAR | ANNUAL AVERAGE | MAX MONTH ADWF ¹ | PDWF ² |
|------|-------------------|--------------------------------|-------------------|
| 1986 | 7.64 | -- | -- |
| 1987 | 6.99 | -- | -- |
| 1988 | 7.18 | -- | -- |
| 1989 | 7.32 | -- | -- |
| 1990 | 7.57 | -- | -- |
| 1991 | 6.60 | 8.1 | 13.0 |

1 ADWF = Average Dry Weather Flow

2 PDWF = Peak Dry Weather Flow

Source: Public Works Department, Utilities Division, 1992.

Projected Wastewater Flows

The following assumptions were used in preparing the projected wastewater flows:

- Over the next five years, the 23 percent reduction in per capita flow (observed since 1987) will be recovered. This will likely result in an overestimation of flow for the next five years, gradually decreasing to an accurate projection for 1997.
- Annual average daily flow is 80 percent of maximum month flow.
- Infiltration and inflow to Easterly will equal 7.4 mgd plus 500 gpd per acre of new development. This value does not reflect historical levels of infiltration and inflow which have been substantially higher. It is assumed that sources of excessive infiltration and inflow will be identified and eliminated over the next 5 years.
- Peak sanitary (dry weather) flow to Easterly will equal 1.6 times the maximum month average.

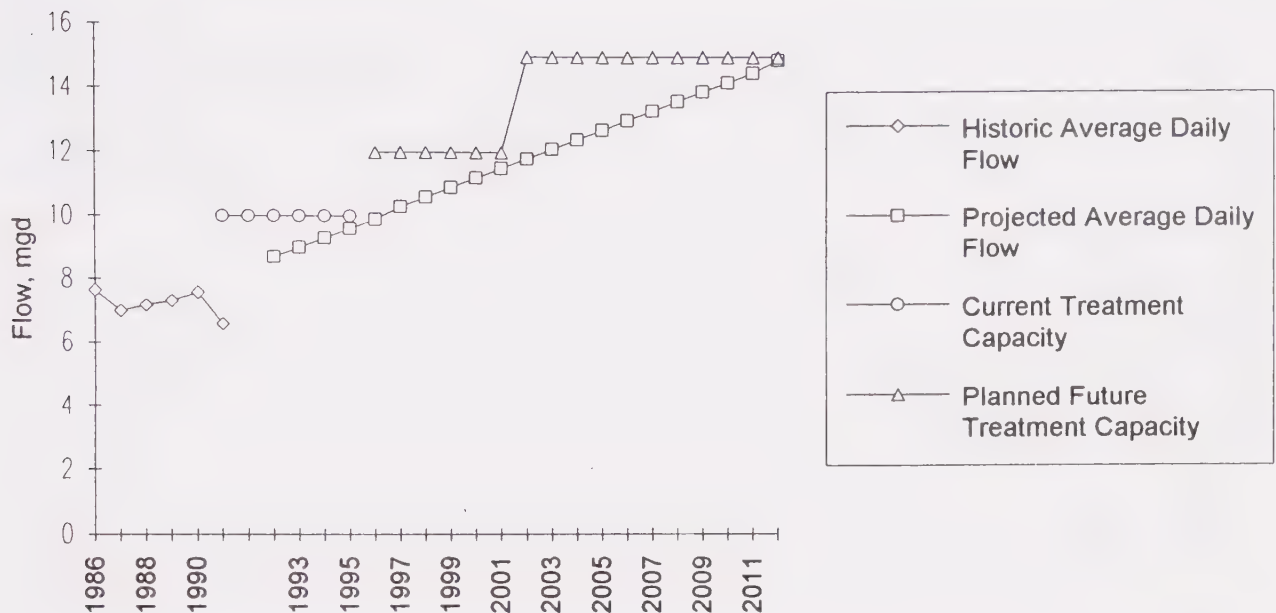
Average daily flow is expected to increase to 10.3 mgd in 1997 and about 15 mgd by 2012. Peak wet weather flows of approximately 27 and 38 mgd are expected in 1997 and 2012 respectively. Projected wastewater flows are summarized in Table 10 and Figure 4. The flow projections do not account for significant long-term reductions in wastewater production associated with drought conditions.

Projected Treatment Capacity

Treatment plant capacity is adequate for the next five years (1992-1996). Projected flow based on a five percent, long-term residential flow would remain less than or equal to the 10 mgd available capacity through 1998. Treatment plant expansions are programmed for 1995-96 (to 12 mgd) and 2002 (to 15 mgd). Additional improvements are scheduled for 1995-96 that would add tertiary treatment facilities to the Easterly plant.

A Sewer Master Plan is currently being prepared for the City of Vacaville. The master plan will identify collection and treatment system improvements necessary to serve the existing sewer service area and planned growth areas. The master plan is not yet complete; thus, improvements discussed below for each of the near-term growth areas are structured to fit preliminary findings of the study.

FIGURE 4 - WASTEWATER FLOW AND TREATMENT CAPACITY



Source: Public Works Department, Utilities Division, 1992

TABLE 10 - PROJECTED WASTEWATER FLOWS (MGD) 1992-2012

| YEAR | ANNUAL AVERAGE | MAX MONTH ADWF ¹ | PDWF ² | I/I ³ | PWWF ⁴ |
|------|-------------------|--------------------------------|-------------------|------------------|-------------------|
| 1992 | 8.7 | 10.4 | 16.7 | 7.4 | 24.1 |
| 1993 | 9.0 | 10.8 | 17.3 | 7.5 | 24.8 |
| 1994 | 9.3 | 11.1 | 17.8 | 7.6 | 25.4 |
| 1995 | 9.6 | 11.5 | 18.4 | 7.7 | 26.1 |
| 1996 | 10.0 | 11.9 | 19.0 | 7.8 | 26.8 |
| 1997 | 10.3 | 12.2 | 19.5 | 7.9 | 27.4 |
| 2002 | 11.8 | 14.0 | 22.5 | 8.3 | 30.8 |
| 2012 | 14.9 | 17.7 | 28.3 | 9.6 | 37.5 |

1 ADWF = Average Dry Weather Flow

2 PDWF = Peak Dry Weather Flow

3 I/I = Infiltration - Inflow

4 PWWF = Peak Wet Weather Flow

Source: Public Works Department, Utilities Division, 1992.

Following are brief descriptions of collection system improvements to serve each of the proposed growth areas.

Near-term Growth Areas: Years 1-5

Site A - Zocchi, et. al: This site would be served by the Alamo Drive/Fry Road trunk sewer and the CMF South trunk sewer. Downstream improvements are currently programmed for the Fry Road system. These include replacement trunk lines along both Alamo Drive and Fry Road. The CMF South trunk sewer is adequate to accommodate the portion of the annexation that would be served by this system. A replacement sewer, downstream of the Fry Road system, along Elmira from Meridian to Easterly, is currently under construction.

Site B - Easterly Waste Water Plant: Site B will not require sewer service.

Site C - Cooper Station, et. al: Site C would be served by the Ulatis Drive trunk sewer system. Downstream, the Elmira Road trunk sewer between Leisure Town Road and Meridian will be replaced to correct existing capacity limitations and accommodate future growth. Improvements from Meridian to Easterly are currently under construction.

Site D - North Village: Extensions of the Leisure Town Road trunk sewer system would be required to serve this site. In addition, the Golden West lift station and force main, the entire downstream gravity sewer from I-80 south to Ulatis Drive, and the Leisure Town lift station require replacement to accommodate the growth at this site. Alternative parallel capacity improvements upstream of the Leisure Town Lift Station are also feasible. The Leisure Town system discharges to the Elmira Road system. A replacement sewer is planned along Elmira Road from Leisure Town Road east to Meridian. Improvements from Meridian to Easterly are currently under construction.

A replacement or parallel sewer is also required north of the Golden West lift station to accommodate growth. This sewer would extend from the lift station (or an alternative parallel facility) north to Ellsworth. The facilities would be considered an extension of the existing system.

Site E - Industrial Park: The portion of site E that lies west of the Southern Pacific Railroad right-of-way falls in the tributary area of the Ulatis Drive trunk sewer system. Programmed improvements for this system include replacement of the Pine Creek lift system. Downstream of the Ulatis system, a replacement sewer is planned for the Elmira Road system, along Elmira Road from Leisure Town Road east to Meridian Road. Improvements from Meridian Road to Easterly are currently under construction.

Site F - Richards: This site would be served by the Ulatis trunk sewer system via Nut Tree Road. Downstream of the Ulatis system, improvements are programmed for the Elmira system, along Elmira Road from Leisure Town Road to Meridian Road. Improvements from Meridian Road to Easterly are currently under construction.

Site G - Vine Street Area: Sewer service to this site would be provided via two separate trunk sewer systems, the Ulatis Drive system and Fruitvale trunk system. The Fruitvale system discharges to a third system, the Elmira Road trunk sewer. The Urban Open Space portion of this site would not be served by the collection system. Downstream improvements planned for the Ulatis Drive system include replacement of the Brown Street trunk from Meadows Court north to Browns Valley Road, then east to I-80. Improvements to the Elmira Road system are planned for Elmira Road from Nut Tree Road to Meridian Road. Improvements from Meridian to Easterly are currently under construction. No improvements to the Fruitvale Avenue system would be necessary.

Site H - Gibson Canyon Road Area: Site H would be served by the Fruitvale trunk system. The Fruitvale Avenue system discharges to a second system, the Elmira Road trunk sewer. Improvements to the Elmira Road system are planned for Elmira Road between Nut Tree Road and Meridian Road. Improvements from Meridian Road to Easterly are currently under construction. No improvements to the Fruitvale system would be necessary.

Site I - Orchard/Fruitvale: Site I would be served by the Fruitvale trunk system. The Fruitvale Avenue system discharges to a second system, the Elmira Road trunk sewer. Improvements to the Elmira Road system are planned for Elmira Road between Nut Tree Road and Meridian Road. Improvements from Meridian Road to Easterly are currently under construction. No improvements to the Fruitvale system would be necessary.

Site J - Quinn Road/Leisure Town Road Intersection: This site would be served by the Leisure Town trunk system. Several capacity upgrades downstream of Site J are programmed, including capacity upgrades for the Golden West lift station and force main, the entire downstream gravity sewer from I-80 south to Ulatis Drive, and the Leisure Town lift station. Alternative parallel capacity improvements upstream of the Leisure Town Lift Station are also feasible. The Leisure Town system discharges to the Elmira Road system. A replacement sewer is planned along Elmira Road from Leisure Town Road east to Meridian. Improvements from Meridian Road to Easterly are currently under construction.

Site K - West Side Open Space - No sewer service would be necessary for open space.

Long-term Growth Areas: Years 6-17.5

Specific wastewater details for each of the long-term growth areas are not provided per LAFCO Standard No. 10, which states the "Urban Service Delivery Plan will be more conceptual at the more extended part of the time-frame." As with the near-term growth areas, future development will be accompanied by improvements to one or more of the collection systems. In some cases, extensions will be required in conjunction with lift stations and force mains. In other cases, currently planned improvements will accommodate the proposed growth.

Funding Mechanisms for Improvements

Funding for wastewater system operation, maintenance and replacement is provided through the wastewater rate structure. Funding for new facilities and new collection systems is provided through the impact fees paid at the time permits are obtained for construction. The wastewater utility is operated as a self-supporting enterprise and does not draw money from the City General Fund.

Recent impact fee increases for the wastewater utility will fund the implementation of a capital improvements program through 2010. The CIP was prepared in response to AB1600, which required a nexus analysis between a proposed fee and its stated purpose. All improvements to the wastewater systems are planned with growth rates as shown in the CAP.

STORM DRAINAGE AND FLOOD CONTROL CAPACITY

Existing Level of Service

The City of Vacaville operates a drainage system that serves the majority of areas within the existing City limits. The balance of the community is served by the Solano County Water Agency (SCWA). The system includes storm water collection systems and maintenance of portions of Ulatis, Alamo, Encinosa, Laguna, Horse, Pine Tree and Gibson Canyon Creeks. The SCWA maintains the downstream, channelized portions of Ulatis, Alamo and Horse Creeks within the City and its growth areas.

Past improvements, which include federal projects and city channel maintenance and improvements, have removed most building pads in the City from the 100-year flood plain. The Federal Emergency Management Agency (FEMA) is currently in the process of revising the flood zone maps for Vacaville. It is understood that the new FEMA maps may interpret the 100-year flood zone as the 500-year flood zone found on the August 1982 FEMA maps. All references to the 100-year flood zone in this document are defined as the 100-year flood zone to be found in the new FEMA flood zone maps. Figure 5 illustrates drainage areas in the City.

Figure 5 also illustrates the palled drainage service area. It is important to note that the areas studied in the drainage master plan extend beyond the planned drainage service area. The master plan studies drainage/watershed areas and the effects of those areas on the City.

Projections

A Storm Drainage Master Plan is currently being prepared that analyzes existing and future major storm drainage pipelines throughout the City. The report will identify proposed capital improvement plan projects and an implementation plan for constructing such projects. Current City standards state that new development is required to be protected from 100-year storms and to provide facilities to accommodate localized runoff.

The City adopted the 1990 Ulatis Creek Watershed Study that determined the impact of new development on downstream creek systems. The study requires on-site detention for new development on a case-by-case basis. New developments, where applicable, will be required to mitigate any increase in runoff from the site between pre-development and post-development conditions. The mitigation will be a form of either on-site or regional detention basins. The City has imposed such requirements to preclude downstream flooding in the following development areas: Browns Valley, Nut Tree Airport/Industrial Parks, Cooper School Road area and Gonsalves-Lockie.

Drainage impacts in areas identified for growth in the 1 to 5 and 6 to 17.5 year time periods and also within the 100-year flood zone can be mitigated through imposing development improvements that meet City standards. The majority of areas identified for growth are within existing City drainage master plans. The only areas not included are east of Leisure Town Road. None of these properties east of Leisure Town Road have major drainage problems and all are required to provide complete, detailed drainage plans prior to development.

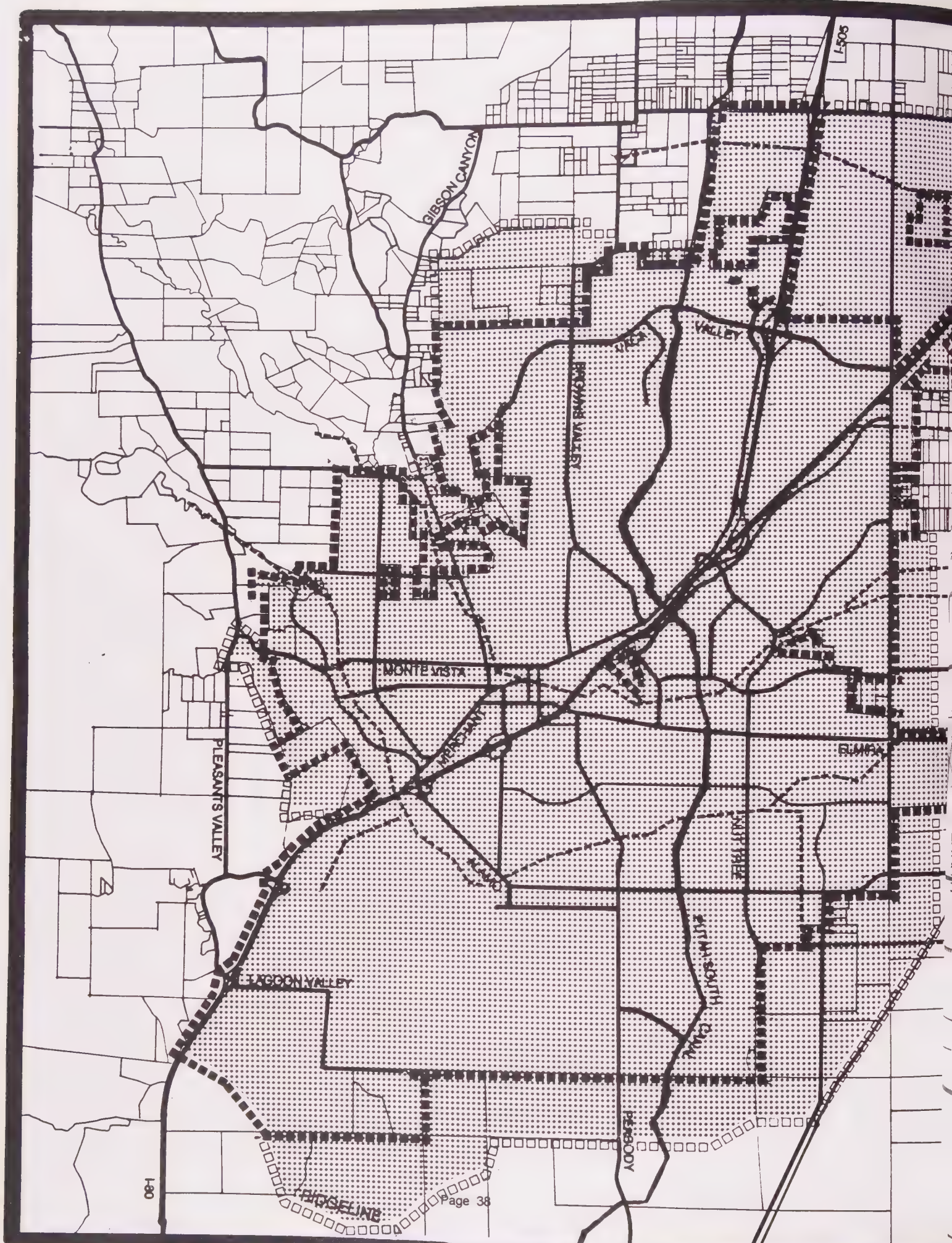
Funding Mechanisms for Improvements

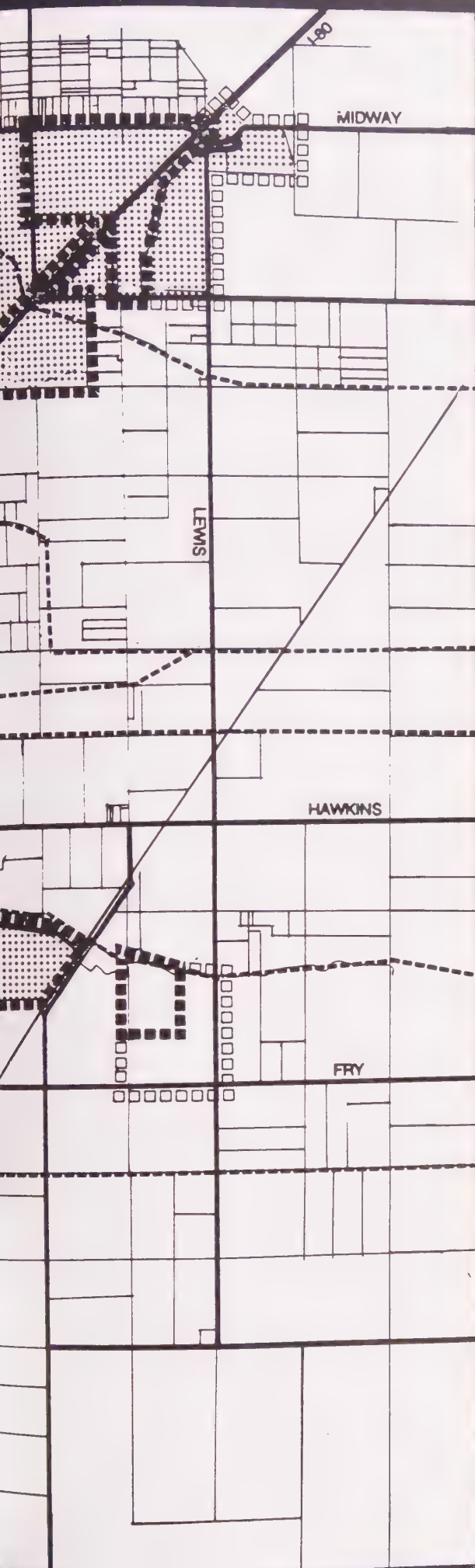
The City charges a drainage impact fee on all new developments to provide improvements of broad benefit. Capital Improvement Fees are also used for the resolution of larger drainage problems. Drainage projects are operated as self-supporting enterprises and do not draw money from the City General Fund. Drainage improvements are to be included in a comprehensive long-term capital improvement program (CIP) that will plan improvements through 2010. The CIP is to be prepared as part of a proposed increase in the drainage impact fee.

"Ensure that all new urban development within the Planning Area occurs within the City of Vacaville New urban developments within the City limits are expected to annex to the City of Vacaville as a prerequisite to development.

Consistent with this annexation requirement, the City's policy is that City utility services, water, and sanitary sewer, will not be extended to new development outside of the City limit."

Vacaville General Plan
Policy 2.2-G10






ESTABLISHED 1850

CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 5 PLANNED DRAINAGE SERVICE AREA

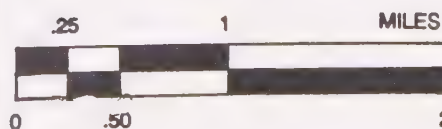
Amended November 24, 1992

July 14, 1992

- CITY LIMITS
- SPHERE OF INFLUENCE
- MAJOR DRAINAGEWAYS
-  PLANNED DRAINAGE SERVICE AREA

Source: Public Works Department, Maintenance Division

SCALE



NORTH

SOLID WASTE DISPOSAL CAPACITY

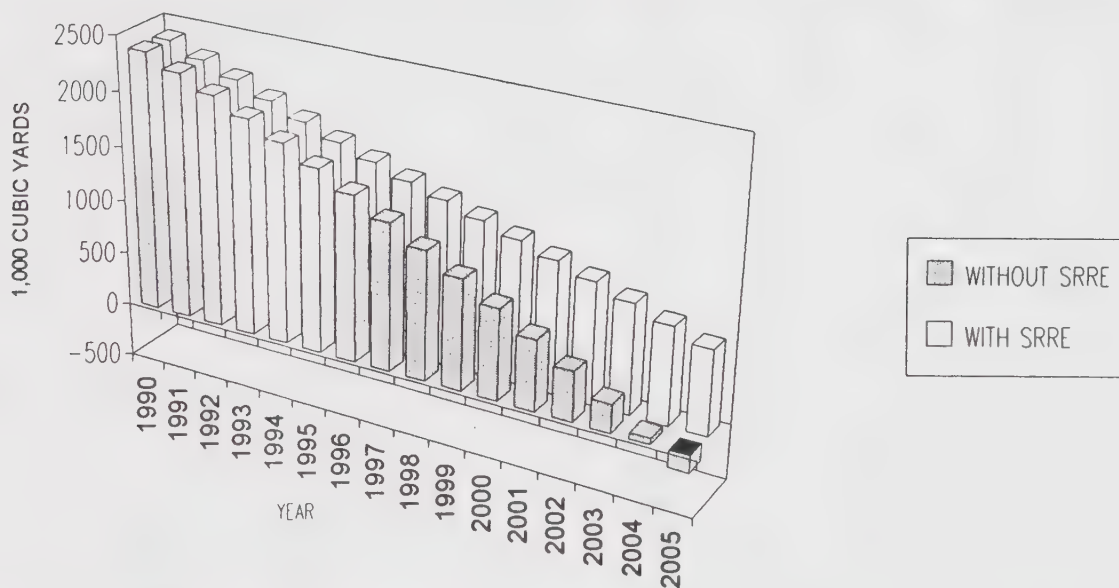
Existing Level of Service

The City of Vacaville contracts with Vacaville Sanitary Service (VSS) to provide solid waste disposal services for residents, businesses and industries within city limits. Residential, commercial and industrial service is mandatory. All nonrecyclable wastes collected by VSS are disposed at the B&J Landfill (B&J) in an unincorporated area of the County. Recyclable wastes are marketed to any number of local or regional industries or material brokers. B&J receives waste from the Cities of Vacaville and Dixon, self-haul waste from throughout the region, and is scheduled to begin receiving waste from the City of Vallejo within the next couple years.

The City of Vacaville entered into a long-term franchise agreement with VSS for waste disposal in 1990. The contract guarantees the City two million cubic yards of disposal space and is in effect for the next 20 years. In addition, the City has right of first refusal on another 500,000 cubic yards of disposal capacity.

At the current disposal and recycling rates in the City of Vacaville, the reserved landfill capacity of 2 million cubic yards is projected to be filled in 2001 (City of Vacaville *Source Reduction and Recycling Element, Facility Capacity Component, Summary*). If waste diversion rates projected in the Source Reduction and Recycling Element are achieved, approximately eight years of additional capacity will result (Figure 6). These figures took into consideration an annual three percent increase in disposal rates and assumes the City exercised its option on the .5 million cubic yards of disposal space at B & J Landfill.

FIGURE 6 - LANDFILL CAPACITY THROUGH 2005



Source: City of Vacaville Source Reduction and Recycling Element, 1992

Projections

All growth projected to occur in the 1-5 year period can be accommodated with the existing landfill capacity. This is true for all projected growth through 2001, at which time the 2 million cubic yards of reserved capacity is projected to be exhausted. Disposal capacity after 2001 is secured as the City has rights to an additional .5 million cubic yards of disposal space and it is committed to implementation of the Source Reduction and Recycling Element. As shown in Figure 6, implementation will extend the life of the landfill.

Funding Mechanisms for Improvements

All funding for solid waste disposal will be provided by user fees. It is possible that other funding sources may be found and negotiated, such as landfill surcharges or waste importation agreements, but they are dependent on Solano County officials and are not within the control of the City of Vacaville.

CIRCULATION/TRANSPORTATION

Existing Level of Service

The City is responsible for the construction and maintenance of a system of local collector and arterial streets. Both the City and the State Department of Transportation (Caltrans) provide maintenance and certain improvements to the two interstate freeways (I-80 and I-505) which pass through Vacaville. New streets are installed at the expense of developers, who also contribute fees, for improvements that mitigate the impacts of new residential, commercial or industrial projects.

The Vacaville City Council has adopted, through the General Plan, a standard level of service (LOS) C at all intersections, with specific exceptions allowed. For an explanation of level of service, see Appendix One of the Draft Proposed Vacaville General Plan Environmental Impact Report (May 1990). A LOS D may be allowed in infill areas or in other situations where existing development or practical considerations limit improvements. The City Council may allow a LOS E or F if there are clear benefits from a project and mitigation is not feasible. The 22 major intersections in the City which were most likely to be impacted by future development were analyzed for conformance with the standard of LOS C. Of these intersections, only four were operating below LOS C. Improvements planned for these intersections will improve the LOS to C or better. All other intersections in the analysis currently operate at LOS C or better. Figure 7 lists each of the 22 intersections, volume/capacity ratios, levels of service, and shows the location of each intersection. The LOS assumes that each intersection is signalized. Future signalization will be installed where necessary.

Vacaville is served by four local bus routes and by regional transit bus systems, which provide connections to the Sacramento area, East Bay, Bay Area Rapid Transit (BART) and other parts of Solano County. To coordinate and facilitate the use of transit, the City has initiated construction for a multi-modal transportation center to be used by City and regional bus lines and taxi services. The design for the multi-modal transportation center incorporates a direct connection into the existing Park and Ride lot located at the Cliffside Drive/I-80 on and off ramps. (*Amended by Resolution 1992-J-8.*)

Projections

Each year, roadway improvement projects are added to the City capital improvement program (CIP) which sets priorities and allocates funding for projects. In addition, the City Traffic Division plans improvements to major streets and interchanges (MS&I) to the year 2010. These improvements include roadway widenings, signalization, street extensions, interchange improvements, and the addition of turn lanes. The MS&I projects assume residential growth of 920 units per year, which is consistent with the General Plan and Planned Growth Ordinance. A number of streets and interchange improvements are proposed with possible development time-frames ranging from 1992 to 2010 and beyond. These improvements may include:

| | |
|-----------------------------------|---------------------------|
| Mason Street/Depot Street | Widening |
| Merchant Street/Alamo Drive | Intersection improvements |
| Orange Drive/Nut Tree Parkway | Intersection improvements |
| Allison Drive (portions of) | Widening |
| Leisure Town Road, near I-80 | Widening |
| Vaca Valley Parkway (portions of) | Widening |
| Peabody Road, near Cliffside | Widening |
| Elmira Road, near Peabody | Widening |
| Davis Street, near I-80 | Widening |
| Browns Valley Parkway | Widening |
| Hume Way | Extension |
| E. Monte Vista, alongside I-505 | Widening |
| California Drive (portions of) | Widening and extension |

The City will continue to plan streets and interchange projects as necessary to improve traffic circulation. To facilitate this planning the City regularly updates its inventory of recent construction, zone reclassifications and General Plan Amendments and incorporates new or revised information into the land use data base used for the City traffic model. The model helps in the analysis of traffic impacts of new development and in planning roadway improvements to mitigate impacts. This includes analyzing the potential impacts of new development on the freeway and its interchanges. The land use data base is also used to update the Congestion Management Plan for the Solano County Transportation Authority to evaluate traffic facilities throughout the county. *(Amended by Resolution 1992-J-8.)*

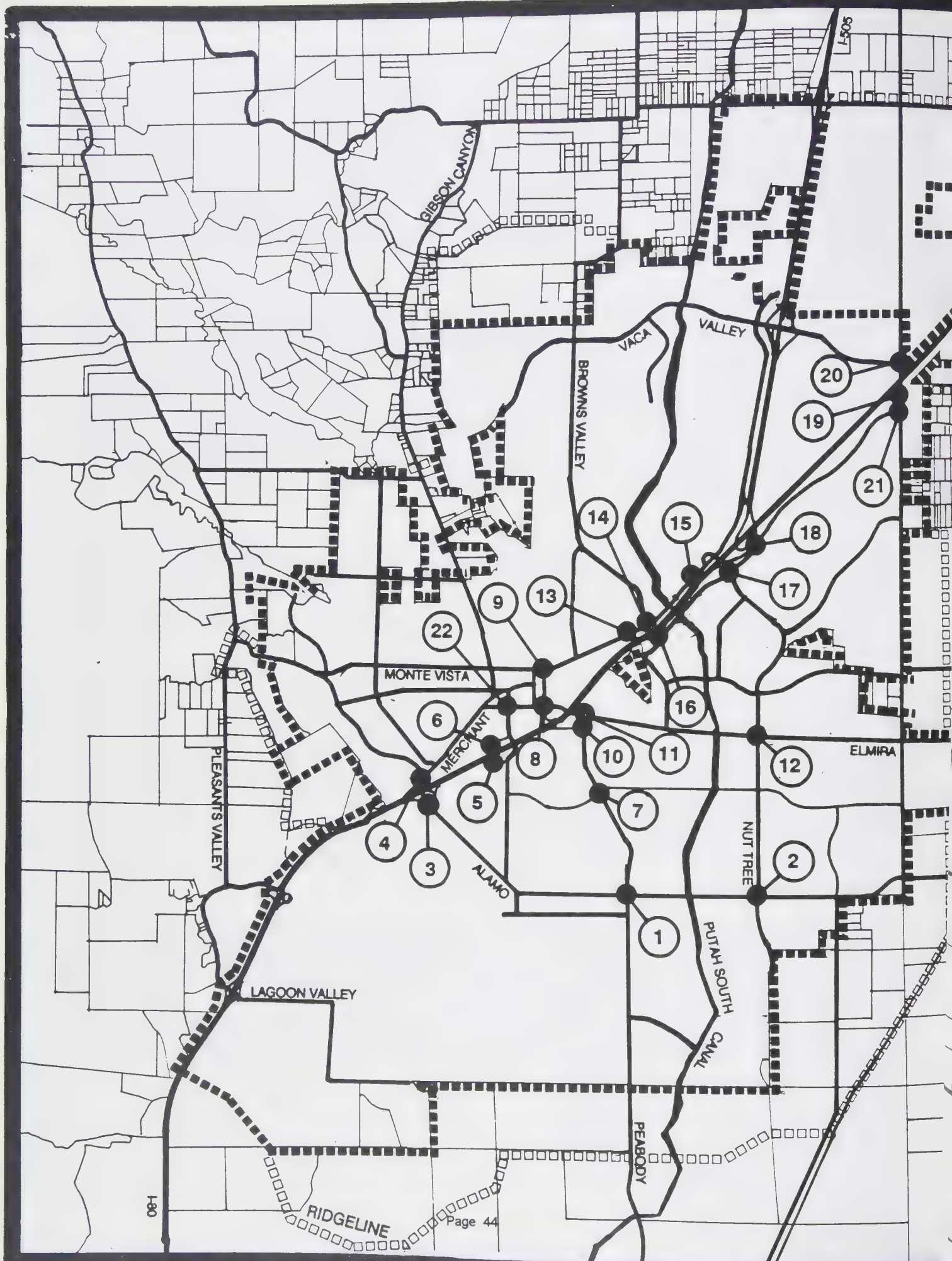
Vacaville has adopted a Trip Reduction Ordinance (TRO) and is in the process of establishing a Transportation System Management (TSM) program for employers within the City. The TRO requires all major employers with 100 or more employees to establish programs and incentives to reduce the number of single-occupant commute vehicles and establishes a goal of 1.35 vehicle riders during the peak period. Employers with 25-99 workers are required to provide information to employees to encourage trip reduction practices. To implement the TRO, the City has hired a TSM coordinator to work with employers to develop transportation management plans and circulate information to employees regarding transportation alternatives. Implementation of the TRO will reduce the traffic impacts usually associated with large development projects. In addition, the TSM coordinator will be directly involved in monitoring the effectiveness of employer transportation management programs and ensuring that these programs are carried out. *(Amended by Resolution 1992-J-8.)*

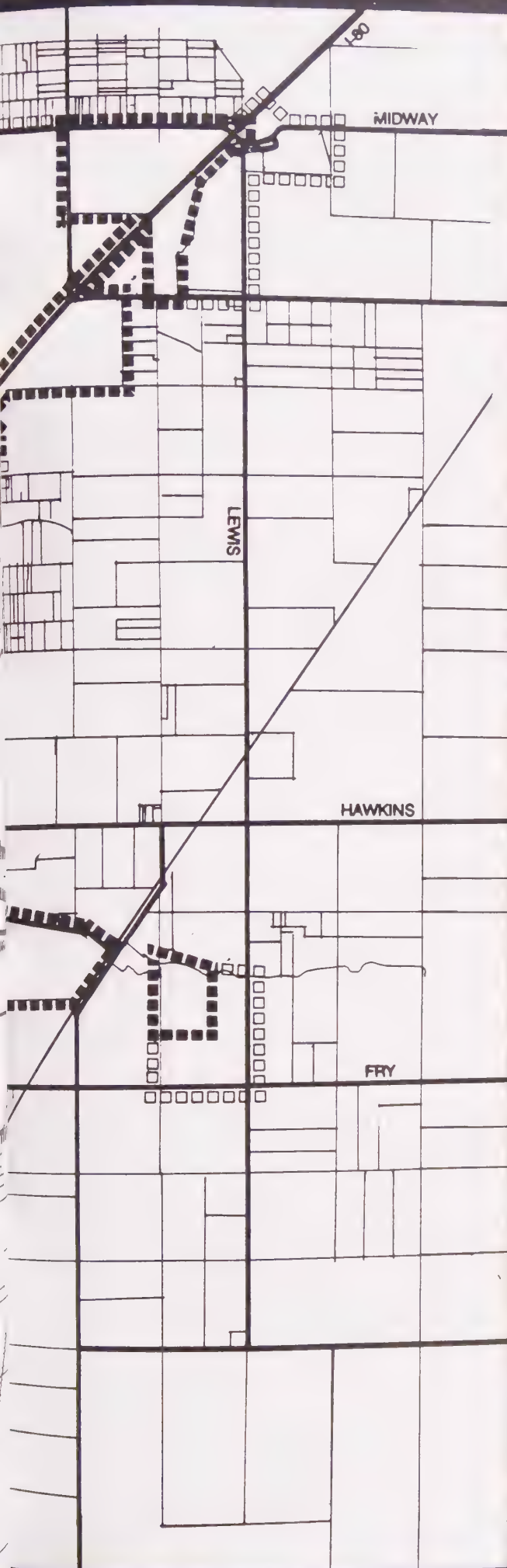
Additionally, to help encourage alternative methods of transportation, the City is actively pursuing funding to provide for the construction of an intermodal transportation center at Davis and Hickory Streets along the north side of I-80. Potential funding sources include Surface Transportation Projects. Congestion Management Air Quality and Urban Mass Transportation Administration funds. The +3 acre facility would include 300+ commuter parking spaces, bus and taxi pickup and drop off points, car/vanpool formation areas, and bike storage facilities. *(Amended by Resolution 1992-J-8.)*

Any development within the 1-5 year growth areas will be required to provide roadway improvements necessary to serve the particular circulation needs of the respective project. Roadway improvements on the north end of Leisure Town Road would alleviate some traffic impacts should Sites A and C develop. Growth areas north of I-80 (Sites D, E, J) would eventually be served by the widening of Vaca Valley Parkway. However, any improvements necessary to serve a development, before City projects start, would be provided by the project developer. The North Village project (Site D), for instance, would be required to provide new roads, widenings and other improvements to mitigate the traffic impacts of developing such a large area. The 1 to 5 year growth areas on the northwest side of I-80 (Sites H, I, G, K) would also be subject to developer funded improvements when development is proposed.

Funding Mechanisms for Improvements

Development impact fees pay for street improvements associated with new development. These fees are used for project related improvements; ongoing maintenance and other improvements are funded through user fees and tax revenues. The City is in the process of updating its fee schedule for major streets and interchanges, which funds infrastructure improvements. The City collects traffic impact fees from all new development with the majority of these fees earmarked for circulation improvements. The update to the MS&I fees will cover traffic impact, traffic signalization and related facilities. The City also uses entitlement funds which are dispersed through other public agencies (i.e., gasoline tax revenues) for roadway improvements.





ESTABLISHED 1850

CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 7 CRITICAL INTERSECTIONS AND LEVELS OF SERVICE

Amended November 24, 1992

| | Intersection | January 1992 | | January 1993 | |
|-----|--|--------------|-----|--------------|------|
| | | V/C | LOS | V/C | LOS |
| 1. | Alamo Dr./Peabody Rd. | 0.61 | B | 0.67 | B |
| 2. | Alamo Dr./Nut Tree Rd. | 0.53 | A | 0.65 | B |
| 3. | Alamo Dr./Eastbound I-80 Ramps | 0.28 | A* | 0.35 | A* |
| 4. | Alamo Dr./Merchant Street | 0.45 | A* | 0.64 | B* |
| 5. | Bella Vista Rd./I-80 Eastbound Ramps | 0.36 | A | 0.34 | A |
| 6. | I-80 Westbound Ramp at Hickory Lane | 0.52 | A | 0.54 | A |
| 7. | Peabody Rd./Marshall Rd. | 0.61 | B | 0.62 | B |
| 8. | Depot St./Mason St. | 0.92 | E | 0.52 | A** |
| 9. | E. Monte Vista Ave./Depot St. | 0.88 | D | 0.86 | D*** |
| 10. | Cliffside Dr./Peabody Rd. | 0.85 | D | 0.90 | D |
| 11. | Elmira Rd./Peabody Rd. | 0.87 | D | 0.87 | D* |
| 12. | Elmira Rd./Nut Tree Rd. | 0.80 | C | 0.73 | C |
| 13. | E. Monte Vista Ave./Allison Dr. | 0.40 | A | 0.54 | A |
| 14. | E. Monte Vista Ave./Browns Valley Pkwy | 0.52 | A | 0.65 | B |
| 15. | E. Monte Vista Ave./I-80 Westbound Ramps (across from Nut Tree Shell) | 0.46 | A | 0.53 | A |
| 16. | Nut Tree Pkwy/Harbison Dr./I-80 Eastbound Ramps | 0.42 | A | 0.61 | B* |
| 17. | Nut Tree Overcrossing/Orange Dr. | 0.52 | A | 0.57 | A |
| 18. | I-80 Eastbound Ramp at I-505 Northbound/ Orange Dr. (by Black Oak Restaurant) | 0.36 | A | 0.40 | A |
| 19. | I-80 Eastbound Ramps/Leisure Town Rd. | 0.35 | A | 0.52 | A |
| 20. | I-80 Westbound Ramps/Leisure Town Rd. | 0.35 | A | 0.50 | A |
| 21. | Leisure Town Rd./Orange Dr. | 0.28 | A | 0.39 | A |
| 22. | Davis St./Mason St. | 0.70 | B | 0.69 | B |

Note: V/C and LOS are for average weekday p.m. peak hour and assumes all intersections are signalized. It should be noted that all intersections are not yet signalized but are planned for signalization.

- * Assumes planned and budgeted improvements are completed on schedule.
- ** Improvements for this intersection are anticipated to occur beyond January 1993.
- *** Assumes completion of improvements on the east side of Depot Street.*
Improvements on the west side of Depot Street will occur beyond January 1993.

Source: Traffic Engineering Division/Growth Audit, 1992

SCALE



NORTH

PUBLIC SAFETY

Existing Level of Service

The Vacaville Police Department currently has a total staff of 123 persons, consisting of 76 sworn personnel and 47 non-sworn personnel. No Council-approved level of service exists for the Police Department; however, many California law enforcement agencies use a ratio of one sworn officer for every 1,000 residents. The Vacaville Police Department currently has a ratio of 1.07 sworn personnel to 1,000 residents. Department personnel are housed primarily in the main police building adjacent to City Hall. Satellite police service offices are located on the south side of the City within the new Factory Stores complex, and on the north side of the city, within the Trower Park Community Center. The Police Department also operates two youth services offices with full-time staff at Will C. Wood and Vacaville High Schools. Officers at these school sites provide youth guidance counseling, operate diversion programs and act as probation officers for troubled youths.

The Vacaville Fire Department has a staff of 63 (57 sworn and 6 non-sworn) providing services through its Administrative and Operations Divisions. The ratio of sworn staff per every 1,000 residents is .94; however, the City Council has not established a standard for level of service for this Department. The Fire Department provides fire and medical emergency-related services, as well as non-fire (i.e., hazardous materials spills) and non-emergency (i.e., inspections and public education) services. Fire Department personnel are located in three stations throughout the City, two on the north side of I-80 and one on the south side.

Projections

The City is committed to maintain the level of public safety services as they currently exist. As a result, an additional four patrol officers have been included in the 1992/93 fiscal year budget. The existing police station at City Hall will be relocated to a new Public Safety Building within the next two to five years. This station will be a larger facility and will make up for existing space deficiencies. Three additional apprentice firefighter positions have been included in the budget for fiscal year 1992/93. The City will construct a fourth station on the south side of town near Alamo Drive and Peabody Road. This station is expected to be operational by the beginning of 1994. Within a five year time-frame, it is possible the Fire Department Administration Division will also be housed alongside the Police Department in the new Public Safety Building. The City has also funded the design and site planning for relocating the downtown fire station to a facility which will be constructed on the west side of the City. This relocation will improve the response time in serving the west and northwest sections of the City.

Police and fire services will continue to be provided as necessary to keep pace with development and meet the needs of the community. The 1 to 5 year growth areas represent both infill sites and sites on the City border. These areas would be served by both new and existing police and fire facilities. The four fire stations (including the to-be constructed Alamo/Peabody station and the proposed relocation of the downtown station to the northwest side of the City) would improve the response times to emergencies throughout the City. Growth areas A, B, C, F and M would be within the response areas of the new Alamo/Peabody fire station. Areas G, H, I and K are within the response areas of the existing downtown fire station and would be within the response area of the proposed station. Areas D, E and J are within the response area of the north fire station, located on Vaca Valley Parkway and Eubanks Court, which serves the industrial park area. Each station site is chosen with the goal of providing emergency response within five minutes.

Funding Mechanisms for Improvements

Funding for police and fire services is provided through the City General Fund. Balanced growth in the community provides revenues to counter the demand for additional service. Commercial and industrial development contributes to the General Fund revenue base, which in turn helps fund service level increases. Funding for physical improvements for the public safety departments is provided from public facilities fees. The City is in the process of updating its fee schedules to ensure that funds are available to help maintain and improve service levels.

PARKS AND RECREATION

Existing Level of Service

The Community Services Department comprises the Parks and Recreation Divisions. The Parks Division is responsible for the maintenance of all parks and facilities, bike trails and landscaped medians and parks strips. The Recreation Division oversees all City-sponsored recreation programs.

The City currently has an inventory of developed facilities consisting of six community parks, one community center, twelve neighborhood parks, eight neighborhood school parks and six neighborhood recreation centers. The City standard for park development calls for two acres of neighborhood park per 1,000 residents, two acres of community park per 1,000 and one acre of City park per 1,000. Total acreages of neighborhood and community parks is slightly lower than the standard, at 1.57 and 1.23, respectively. The total acreages, however, do not include parks that are currently under construction. The respective ratios will increase to 1.64 and 1.70 by 1993. The ratio of park acreage to residents will continue to improve as additional planned parks are developed.

Projections

The City is committed to developing a high quality public park system that provides varied recreational opportunities accessible to all Vacaville residents. To this end, the City is in the process of finalizing a Comprehensive Parks, Recreation and Open Space Master Plan, which will cover needs for the next twenty years. The plan will include an assessment of future parks and recreation needs, an action plan to provide the funding to meet City needs and a schedule for the acquisition, development and maintenance of facilities.

In 1992 it is anticipated that a number of additional parks and recreational facilities will be developed. These include completion of the Cultural Center, which will include a performing arts theater and a new Community Center. In the years 1993 through 1996, two recreation centers will be added, as well as five neighborhood parks and two community parks. In addition, several park improvements and recreational facilities will be completed.

The Recreation Division also oversees the TGI Fun (TGIF) Afterschool programs which provide before and after-school recreation activities for children. These programs are operating at capacity and all facilities except one have waiting lists. However, additional neighborhood centers to be developed would also provide for additional TGIF programs.

Currently, the peak hour demand exceeds the availability of parks facilities for certain types of recreational uses generally associated with community parks (i.e., softball fields, swimming pools). Some of this demand will be alleviated with the construction of additional planned facilities within the next four years.

The Lower Lagoon Valley Regional Park provides an assortment of low intensity recreational uses. The park is within the City limits and is owned by the City; however, because of its regional nature, the park is operated and maintained by Solano County. Recent agreements between private property owners and the City outlining future development in Lower Lagoon Valley have resulted in the City acquiring an additional 700 acres of dedicated parklands, with another 350 acres to be dedicated with future development. Public access, however, will not be available until some improvements are made and until assessment districts are created (which will occur with development) to provide the funding to maintain the open space.

The City has also accepted dedication of almost 100 acres of open space in the Laguna Hills area, north of Lower Lagoon Valley. Approximately two-thirds of this land is hillsides, with the remaining one-third primarily valley area. In addition, the City has acquired 60 acres of primarily hillside property on the

northwest side of the City (which is part of the 1-5 year growth area known as Site G), located south of the planned extension of Vaca Valley Parkway. This area will be maintained as open space.

The North Village growth area (Site D) is the largest cohesive property identified for possible annexation. The conceptual land use plan prepared for the area includes two park sites totalling approximately 14 acres. The remaining near-term growth areas are near existing recreational and park facilities. Developers of these sites, however, would be required to contribute fees and/or land for park uses with any large scale projects.

Funding Mechanisms for Improvements

Traditional and non-traditional funding sources are available to the City to finance the acquisition, construction and maintenance of park facilities. Park development beyond 1992 is directly determined by the City Financial Plan and CIP Program. However, residential development fees are applied to new projects in addition to requiring developers to dedicate land for new park facilities. City residents are also assessed a fee to finance the ongoing maintenance and operation of neighborhood park facilities through the creation of Lighting and Landscaping Assessment Districts. The operation and administration of all other parks and facilities, such as landscaped street medians, is financed through the General Fund.

Additional monies may be available through Mello-Roos Community Facilities Districts to assist in funding parks and recreation facilities for specific areas within the City. The updated MS & I fee schedules, when adopted, will also provide funding for improvements to reduce impacts from development.

Measure I, passed by Vacaville voters in 1988, is the funding mechanism for the construction of two new community parks and the Cultural Center. These facilities are expected to be completed by the end of 1992. Enrollment fees for City sponsored activities are sufficient to cover operating and part-time personnel expenses associated with recreational programs and classes. Fees, therefore, can cover the expansion of such programs.

SCHOOL FACILITIES

Vacaville is currently served by the Vacaville Unified School District (VUSD) and the Travis Unified School District (TUSD). A portion of Lower Lagoon Valley, which will include residential development, is currently within the Fairfield-Suisun Unified School District. Although a portion of the City of Vacaville sphere of influence is within the Dixon Unified School District, no residential development is planned in this area. Figure 8 identifies the existing boundaries of each district. Vacaville is also served by several private schools; as of January 1, 1991, 474 students in kindergarten through high school were served by private schools in Vacaville.

School capacity is defined in several ways. "Permanent capacity" is a measure of the number of students that can be housed in permanent structures. "Operating capacity" is a combination of permanent capacity and the capacity to house students in portable classrooms that are either owned or leased by a school district. The state measures permanent and owned-portable capacity in determining the eligibility of a district for funds to construct new schools, but does not count portable classrooms that are being lease-purchased by a district.

TABLE 11 - SCHOOL DISTRICT ENROLLMENT: 1985 TO 1991

VACAVILLE UNIFIED SCHOOL DISTRICT

| YEAR ¹ | K - 6 | 7 & 8 | 9 - 12 | TOTAL |
|-------------------|-------|-------|--------|-------|
| 1985 | 5148 | 1462 | 3091 | 9701 |
| 1986 | 5430 | 1449 | 3152 | 10031 |
| 1987 | 5784 | 1537 | 3179 | 10500 |
| 1988 | 6348 | 1634 | 3153 | 11135 |
| 1989 | 6900 | 1707 | 3189 | 11796 |
| 1990 | 7536 | 1829 | 3323 | 12688 |
| 1991 | 7786 | 1970 | 3369 | 13125 |

TRAVIS UNIFIED SCHOOL DISTRICT ²

| YEAR ¹ | K - 5 | 6 - 8 | 9 - 12 | TOTAL |
|-------------------|-------|-------|--------|-------|
| 1985 | 1641 | 619 | 702 | 2962 |
| 1986 | 1764 | 616 | 723 | 3103 |
| 1987 | 1836 | 631 | 736 | 3203 |
| 1988 | 1861 | 654 | 721 | 3236 |
| 1989 | 1979 | 705 | 728 | 3412 |
| 1990 | 2097 | 786 | 800 | 3683 |
| 1991 | 2199 | 820 | 859 | 3878 |

1 Enrollment data is for October of each year.

2 Figures for the TUSD include enrollment in portions of the district within Travis Air Force Base and the Fairfield area.

Source: Travis and Vacaville Unified School Districts

Past Enrollment Trends and Existing Facilities

Vacaville Unified School District

As Table 11 indicates, enrollment has steadily increased since 1985. In October 1991, the VUSD was serving 35 percent more students than in October 1985. During this period several schools were constructed. Cooper, Callison and Browns Valley Elementary Schools and Vaca Pena Middle High School were constructed and Will C. Wood Junior High was converted to a high school. Table 12 indicates the existing capacity and enrollment of each school in the VUSD.

TABLE 12 - SCHOOL CAPACITY AND ENROLLMENT

| SCHOOL | Capacity ¹ | Enrollment |
|--------|-----------------------|------------|
|--------|-----------------------|------------|

VACAVILLE UNIFIED SCHOOL DISTRICTKindergarten through Grade 6

| | | |
|----------------------------|-----|-----|
| Alamo | 629 | 646 |
| Browns Valley ² | 612 | 713 |
| Callison | 595 | 761 |
| Cooper ² | 612 | 659 |
| Elm | 407 | 533 |
| Elmira | 380 | 328 |
| Fairmont | 829 | 844 |
| Hemlock | 500 | 507 |
| Markham | 612 | 629 |
| Orchard | 306 | 301 |
| Padan | 809 | 904 |
| Sierra Vista | 657 | 704 |
| Ulatis | 256 | 255 |

Grades 7 and 8

| | | |
|---------------|------|------|
| Willis Jepson | 1012 | 834 |
| Vaca Pena | 1091 | 1136 |

Grades 9 through 12

| | | |
|-------------------|------|------|
| Vacaville High | 1726 | 1541 |
| Will C. Wood High | 1718 | 1654 |
| Country High | 86 | 163 |

TRAVIS UNIFIED SCHOOL DISTRICTKindergarten through Grade 6

| | | |
|----------------------|-----|-----|
| Cambridge | 540 | 473 |
| Center ³ | 820 | 579 |
| Scandia ³ | 627 | 455 |
| Travis ³ | 919 | 692 |

Grades 7 and 8

| | | |
|--------------------------|------|-----|
| Golden West ³ | 1036 | 820 |
|--------------------------|------|-----|

Grades 8 through 12

| | | |
|---------------------------|-----|-----|
| Vanden ³ | 928 | 821 |
| North Campus ³ | 38 | 38 |

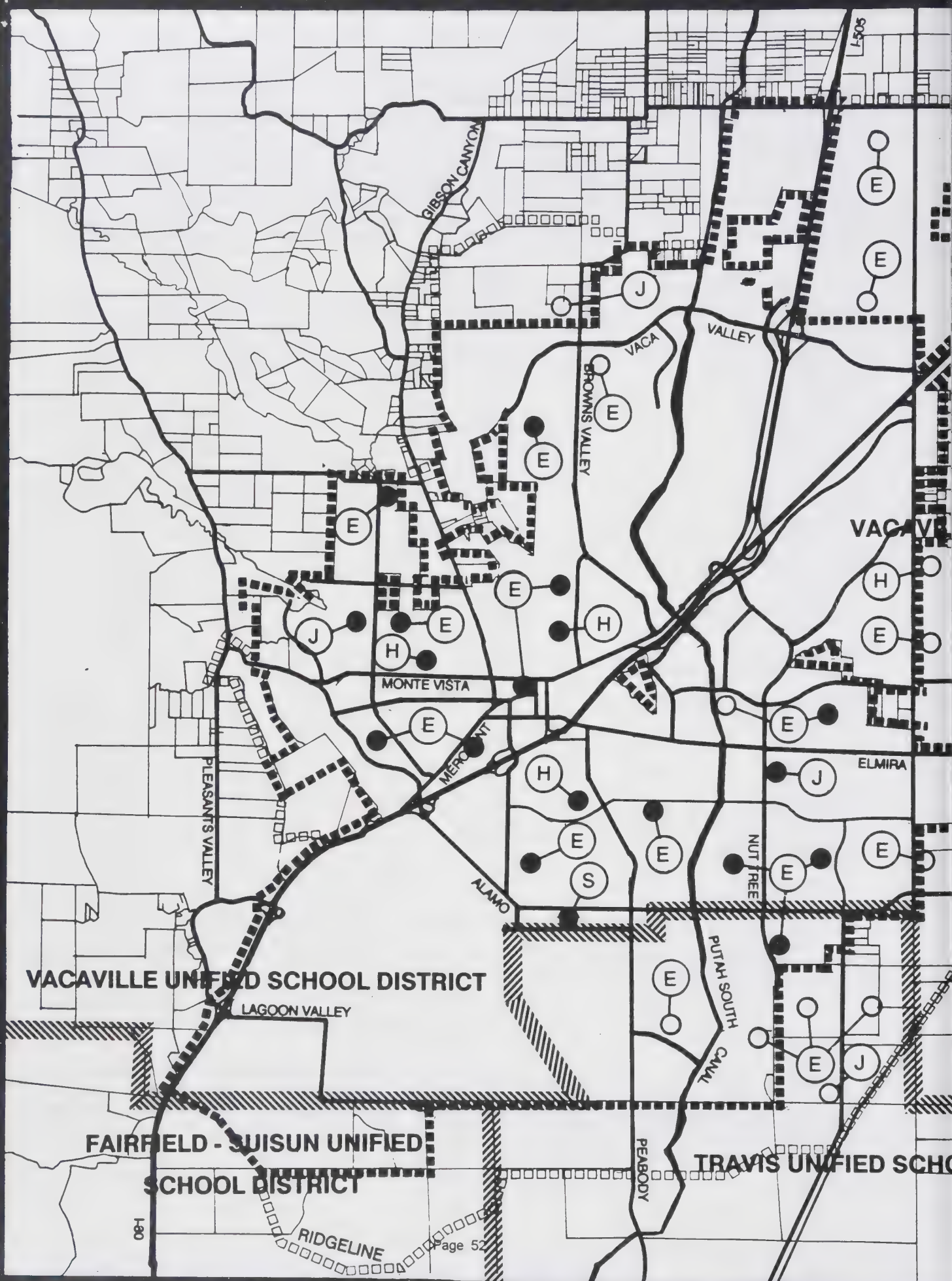
1 Unless otherwise noted, school capacity is based upon State defined capacity, which does not include lease-purchased portables.

2 The capacity is based upon traditional capacity. This school has an actual year round enrollment capacity of 812.

3 This school is located on Travis Air Force Base or in the Fairfield area.

Source: Vacaville and Travis Unified School Districts

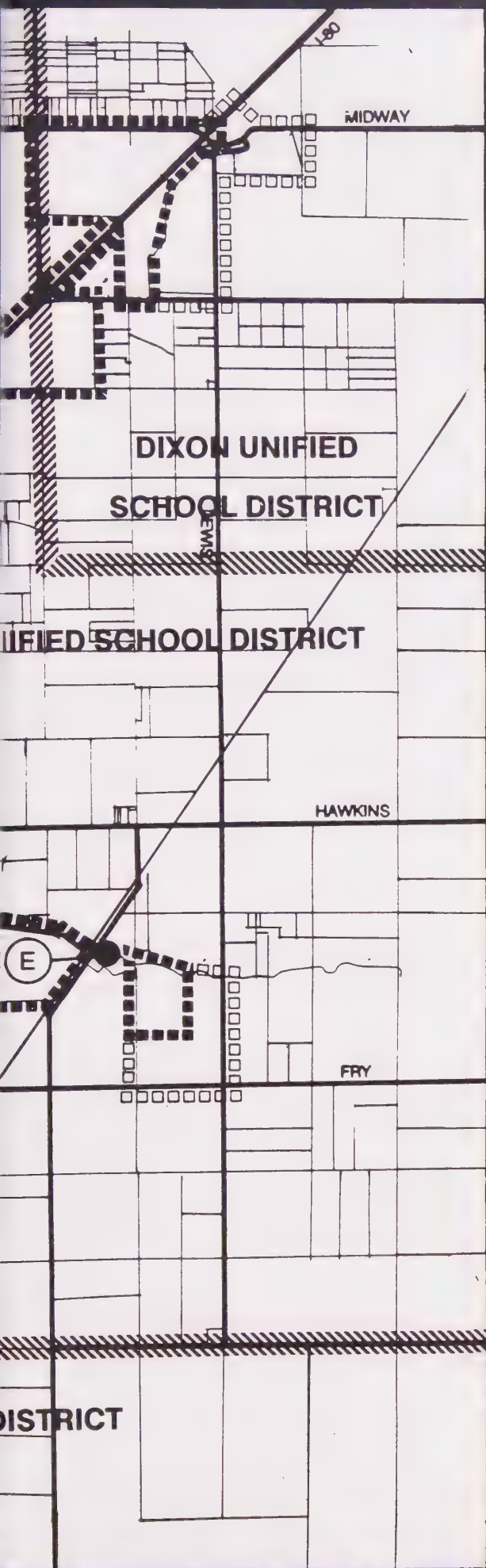
As Table 12 indicates, almost every elementary school is operating above its state-defined capacity. The additional students are adequately housed in portable classrooms leased by the VUSD. Approximately 4,500 students are housed in 159 portables. Currently the district is staffed for 29 students per classroom; however, there is the capacity for 32 students per classroom.



VACAVILLE UNIFIED SCHOOL DISTRICT

FAIRFIELD - SUISUN UNIFIED
SCHOOL DISTRICT

TRAVIS UNIFIED SCHOOL DISTRICT



ESTABLISHED 1850

CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

**FIGURE 8 SCHOOL DISTRICT BOUNDARIES AND
EXISTING AND PLANNED SCHOOLS**

Amended November 24, 1992

July 14, 1992

- CITY LIMITS
- SPHERE OF INFLUENCE
- ▨▨▨▨▨▨ SCHOOL DISTRICT BOUNDARIES

ELEMENTARY SCHOOLS



JUNIOR HIGH SCHOOLS



HIGH SCHOOLS



SPECIAL EDUCATION SCHOOLS

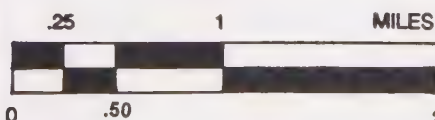


EXISTING

PROPOSED

Source: 1990 Vacaville General Plan

SCALE



NORTH

Willis Jepson Middle School is operating below capacity, while Vaca Pena Middle School is above capacity. Vacaville and Will C. Wood High Schools are operating below capacity, while Country High is operating at about double its assigned capacity because of the presence of temporary units at the site.

Travis Unified School District

Enrollment within the TUSD has steadily increased as shown in Table 11. In October 1991, the TUSD was serving 31 percent more students than in 1985. However, many of these students are not from Vacaville and attend district schools outside Vacaville. Table 12 indicates the existing capacity and enrollment for each school in the TUSD.

As shown in Table 12, the four existing elementary schools are currently operating below capacity. Both Golden West Middle School and Vanden High School are operating below capacity while North Campus School is operating at capacity.

Projections

Vacaville Unified School District

No new schools for the VUSD are currently submitted for construction funding, although an expansion of Vaca Pena Middle School is approved and awaiting funding. Once funding is obtained, construction will take approximately one year. Three elementary schools and one-half of a high school are in the planning and site selection stage. The General Plan identifies a need for an additional middle school, high school and six elementary schools to serve residential buildout of the General Plan. Figure 8 identifies proposed locations for these schools.

Within the next five years, residential development will be focused on infill sites within the current city limit. However, there are six areas of residential development identified for annexation that are within the VUSD:

- Site C, Cooper Station
- Site D, North Village
- Site F, Richards
- Site G, Vine Street Area
- Site H, Gibson Canyon Road Area
- Site I, Orchard/Fruitvale

As previously mentioned, the VUSD has several schools in the planning stages. The General Plan also identifies other specific school sites, some of which are within the growth areas listed above. Per Figure 8, two elementary schools are planned for the North Village site; alternate locations for a junior high and high school are also shown for this growth area.

The near-term growth areas include 2,678 residential units within the VUSD. Based upon a projected average of .7 students per residential unit, 1,874 more students can be expected from these areas. However, with the recent adoption of a School Facilities Mitigation Plan, the future funding and construction of new schools is assured. The School Facilities Mitigation is discussed under Funding Mechanisms.

There are also several residential areas planned for long-term annexation, from 1997 through 2010. These areas will be subject to policy plans which will include provisions for siting of school facilities as identified in the General Plan. These areas are also subject to the School Facilities Mitigation Plan.

Travis Unified School District

An elementary school in the Gonsalves-Lockie area is planned for construction and is scheduled to open in September 1993. The General Plan identifies a need for one middle school and four additional elementary schools to serve the buildout of the General Plan in 2010. Figure 8 identifies proposed locations of these schools.

Within the next five years, residential development within the TUSD will be focused on infill sites within the existing city limit, primarily Gonsalves-Lockie. However, Site A, Zocchi, et. al. is targeted for annexation within the next five years. Students from this site are anticipated to be served by existing schools or by new schools to be constructed within the Gonsalves-Lockie area. Based upon a projected average of .7 students per household, 341 more students can be expected to be generated from this area.

Funding Mechanisms

As a part of a comprehensive growth audit which analyzed the ability of the City of Vacaville to serve new growth and meet adequate levels of service, the school districts identified the lack of assured State school funding as a significant issue. Although the school districts have been collecting impact fees, set by the State on the basis of building square-footage, these monies do not come close to financing the full cost of new schools. In response to this, the City, in cooperation with both the VUSD and TUSD, adopted a School Facilities Mitigation Plan which assured the funding and construction of new school facilities.

The School Facilities Mitigation Plan requires a developer to pay a substantial fee based upon the cost of funding future school facilities. In lieu of paying this fee, a developer may participate in the formation of a Mello-Roos Community Facilities District which would fund new schools. The policy also allows a school district to approve, at its discretion, an option which could include the provision of land or school facilities in lieu of, or in combination with, fees.

Prior to adoption of the School Facilities Mitigation Plan, the fees collected by the school districts were based solely on the State mandated fee for schools. That fee, based on \$1.65 per square foot, would amount to \$3,300 for a 1,600 square foot home with a 2-car garage. The new mitigation fees, which include the State mandated fee, are \$4,243 per multi-family unit and \$8,486 per single family unit within the Vacaville Unified School District. The fees within the Travis Unified School District are \$4,716 per multi-family unit and \$9,472 per single family unit.

This new policy, which implements the General Plan (*Implementing Policy, 5.3-11, Chapter 5, page 17*), fully addresses the need to ensure 100 percent funding for new schools and ensures timely planning and construction of the facilities as they are needed. This policy took effect in May, 1992, and all vacant, residential lands, including those to be annexed to the City, are subject to this requirement. Both school districts have indicated that the School Facilities Mitigation Plan fully mitigates the impacts of growth on school facilities.

PUBLIC IMPROVEMENTS POLICY

The City of Vacaville has established a policy that all new development must "pay its own way" in terms of initial physical facilities and ongoing maintenance costs. Developers are required to provide all facilities to serve their projects and to occasionally provide substantial off-site improvements if such facilities are not available. Beyond the direct provision of improvements, the City charges impact and connection fees to provide the remaining urban services. Such fees include: water connection, sewer connection, drainage, capital improvements, major streets and interchanges, park and open space fees, and school impact mitigation fees. Several of these fees are undergoing review for potential increases. As part of the fee review and its adoption, such as was recently done for water and sewer development impact fees, a long-term Capital Improvement Program (to the year 2010) was also approved. This long-term CIP program insures that infrastructure improvement projects correspond with anticipated growth. These fees provide a source of funds that is directly related to the pace of development and the demand for public improvements. The City maintains a five year capital improvement program which is annually updated to ensure responsiveness to the needs of the community.

In addition, the City has established a range of programs to assist development interests in providing public improvements consistent with City plans and standards. These programs include:

- Assessment Districts - Pursuant to State Law, assessment districts are formed to install public improvements that benefit private property. With the concurrence of the majority of property owners involved, coordinated improvements are provided with attractive financing terms. Such districts are utilized for streets, drainage, utilities, and other improvements in the City.
- Benefit Districts - The City of Vacaville Municipal Code provides for the establishment of benefit districts to allow a developer to recoup the cost of off-site improvements that benefit other properties, or, allow a number of properties to pay into a fund for future improvements.
- Community Facilities Districts/Mello-Roos Districts - Pursuant to State Law, these districts allow for the cost of services, as well as public improvements, to be paid for through an annual assessment on the private properties located within the district.
- Redevelopment Projects - The Community Redevelopment Agency has established two projects totalling 4,700 acres to help provide necessary public improvements that will serve the existing City and the areas proposed for annexation in the CAP. Redevelopment establishes public and private partnerships that provide public improvements which may otherwise not be possible.

INFILL DEVELOPMENT STRATEGY

INVENTORY OF VACANT LAND

The choice to develop property or allow it to remain vacant rests with the property owner. It is natural that a rapidly growing community like Vacaville would have substantial areas of undeveloped land. Table 13 divides the vacant land within the city by land use category. Figures 9A, B, C and D display the location of vacant land in the city. A more detailed listing of vacant land by land use is provided in the appendices.

TABLE 13 - INVENTORY OF VACANT LAND

| Land Use Type | Acres | Dwelling Units |
|-------------------------------|--------------|----------------|
| Residential ^{1,2} | 1,914 | 6,927 |
| Business Park ³ | 859 | - |
| Industrial ⁴ | 887 | - |
| Commercial ⁵ | 708 | - |
| Other/Open Space ⁶ | 3,057 | - |
| Total | 7,425 | 6,927 |

- 1 Appendix A - Inventory of Approved Residential Projects
- 2 Appendix B - Inventory of Residential Projects with No Approvals
- 3 Appendix C - Inventory of Vacant Business Park Properties
- 4 Appendix D - Inventory of Vacant Industrial Properties
- 5 Appendix E - Inventory of Vacant Commercial Properties
- 6 Appendix F - Inventory of Other Vacant Properties

Source: Community Development Department, Advanced Planning Division, 1992

Since the adoption of the 1985 CAP, a total of 1,017.2 developable acres within the 1-5 Year Growth Area and 137 acres of land within the 5-15 Year Growth Area have been annexed. The status of the various growth areas within the 1985 CAP is shown in Table 14. Most of these areas experienced some development during the high level of building activity in the mid-to-late 1980s.

The majority of the vacant residential, commercial and industrial lands have received specific development approvals, and in most cases, developers are pursuing those approved plans. For the purpose of this section, lands owned by the City of Vacaville or Solano County for recreation purposes and the California Medical Facility are not included in the vacant lands inventory because they are not available for private development. The areas that are listed under the open space classification in Appendix F are agricultural lands that were annexed to the City prior to 1975. These areas are not planned for urban use within the effective term of this CAP or the 1990 General Plan.

NORTHWEST SECTOR - FIGURE 9A

MONTE VISTA

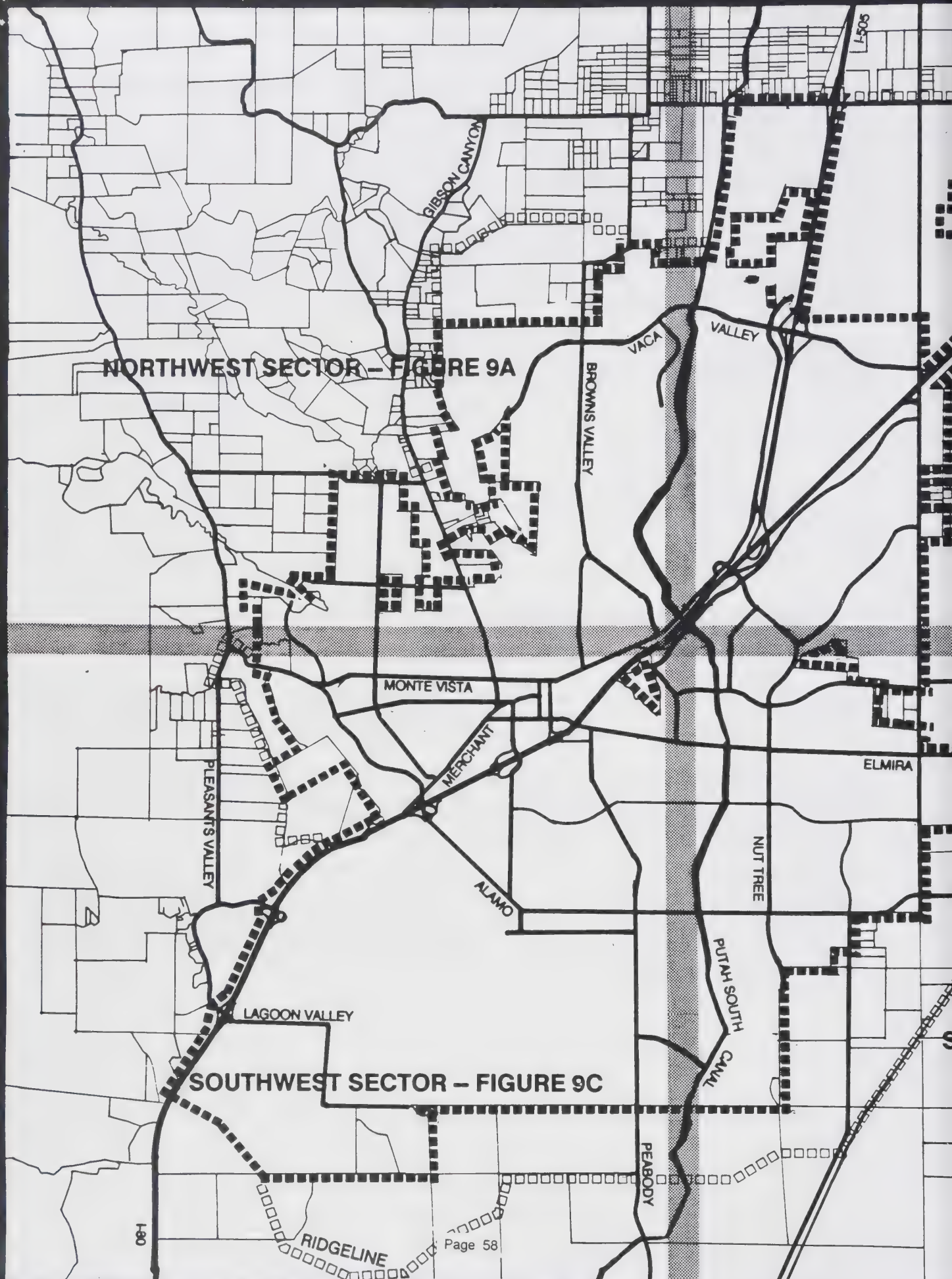
MERCHANT

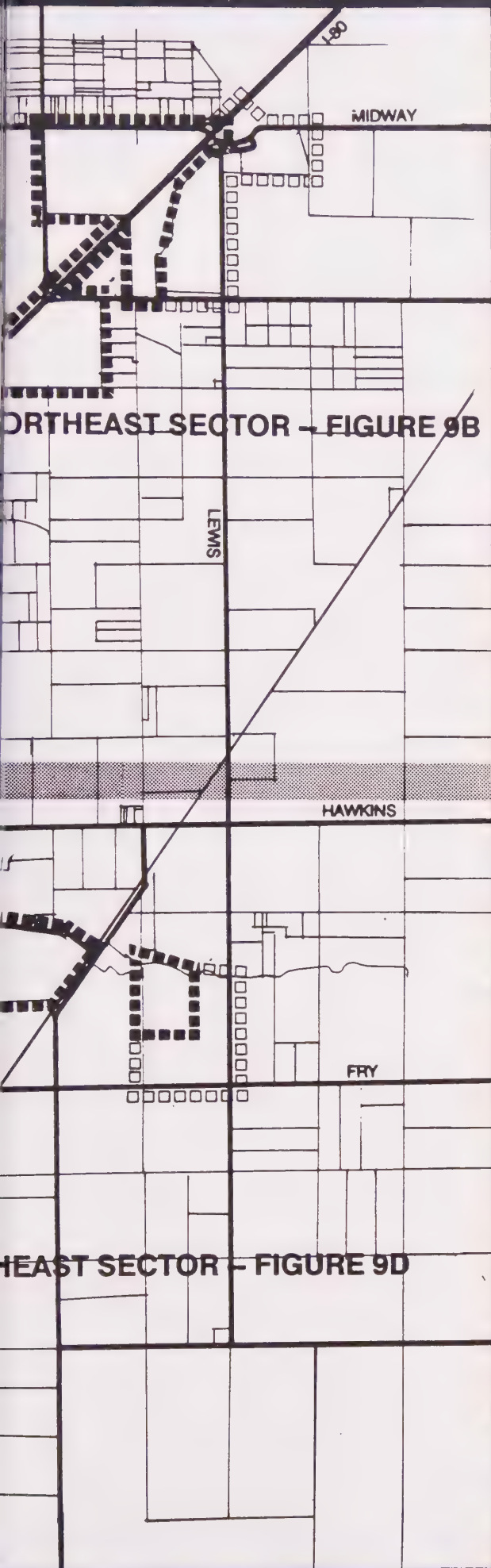
ALAMO

LAGOON VALLEY

SOUTHWEST SECTOR - FIGURE 9C

RIDGELINE





CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

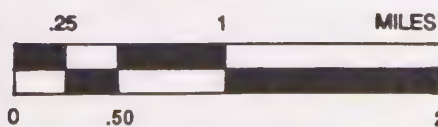
FIGURE 9 VACANT LAND MAPS QUADRANT INDEX

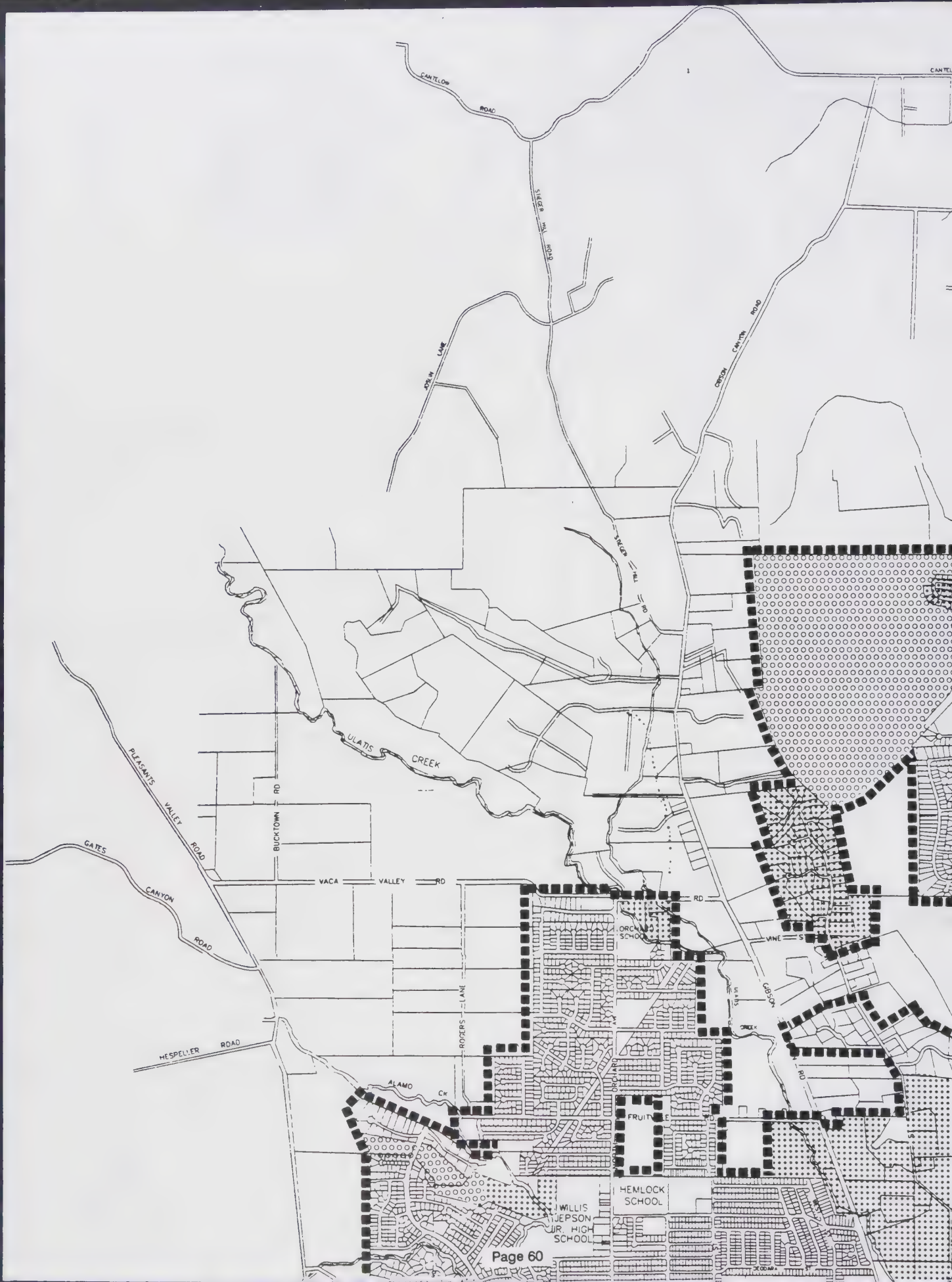
July 14, 1992

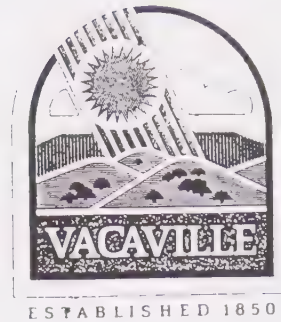
- CITY LIMITS
- SPHERE OF INFLUENCE

Source: Community Development Department, Advanced Planning Division

SCALE







CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 9A VACANT LANDS - NORTHWEST QUADRANT



VACANT RESIDENTIAL LAND



VACANT COMMERCIAL LAND



VACANT INDUSTRIAL LAND

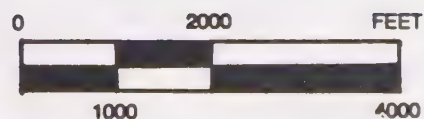


VACANT BUSINESS PARK LAND



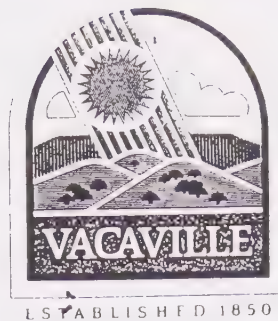
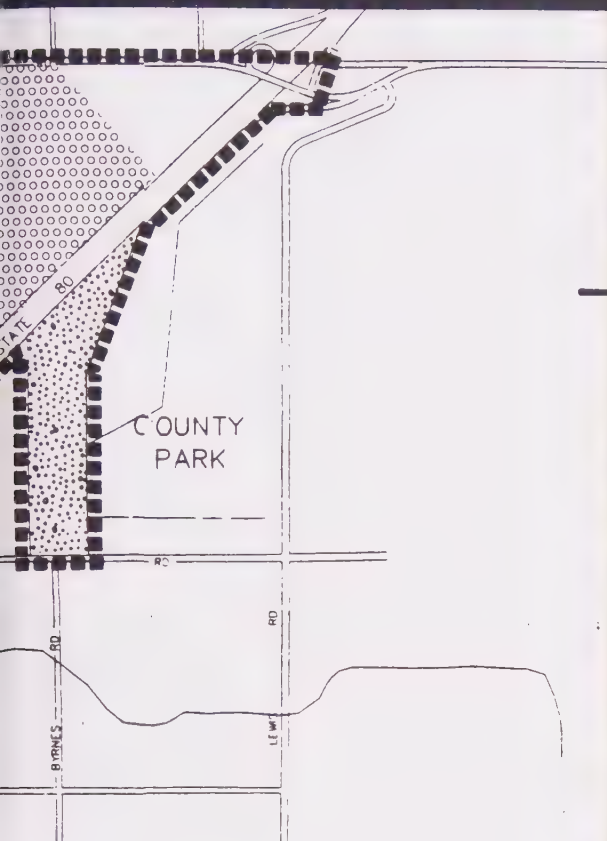
OTHER VACANT LAND

SCALE



NORTH





CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 9B VACANT LANDS - NORTHEAST QUADRANT



VACANT RESIDENTIAL LAND



VACANT COMMERCIAL LAND



VACANT INDUSTRIAL LAND



VACANT BUSINESS PARK LAND



OTHER VACANT LAND

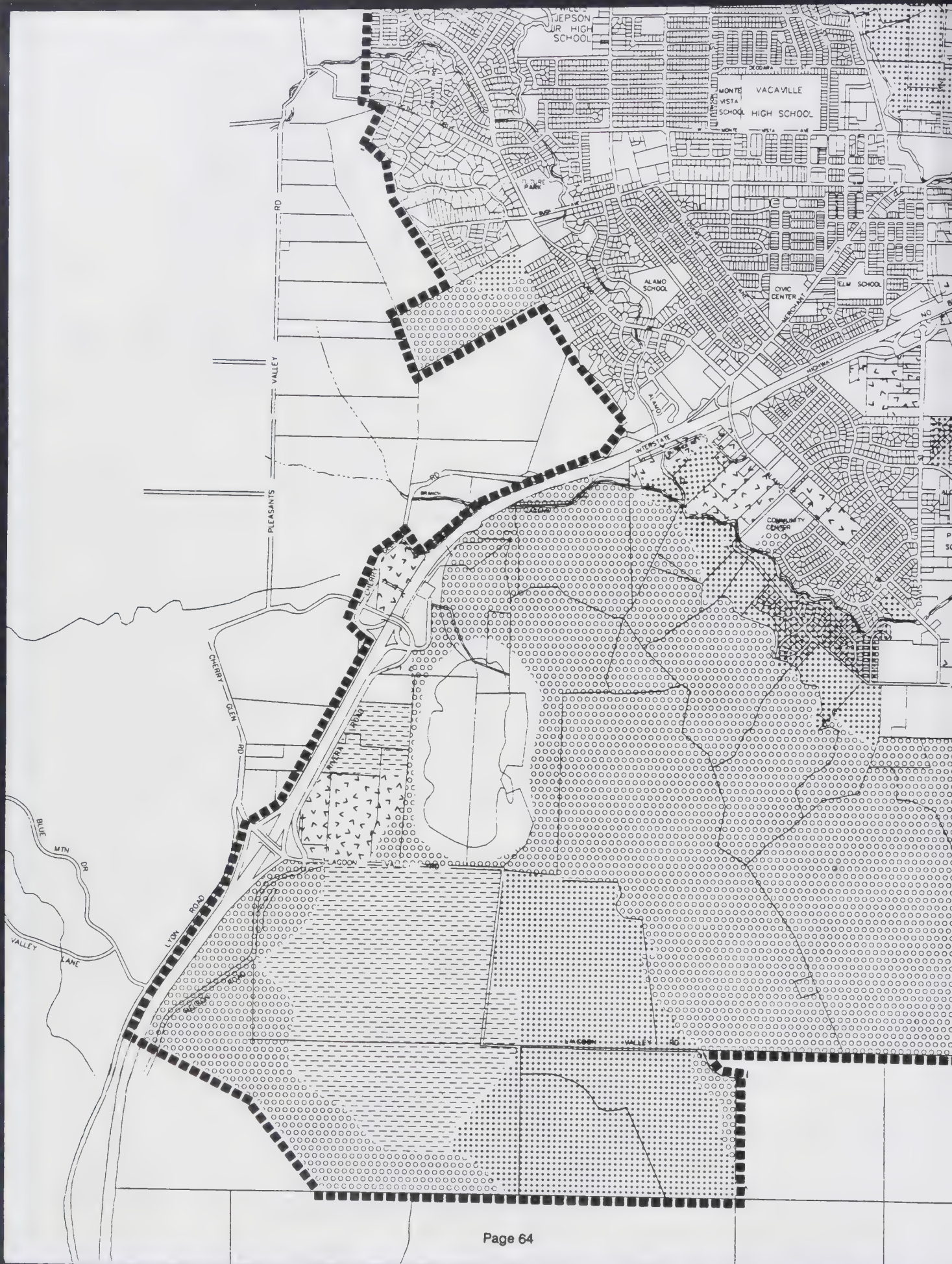
SCALE

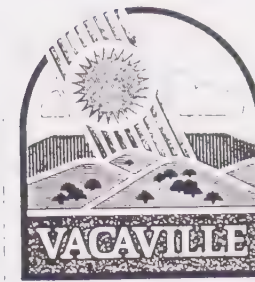
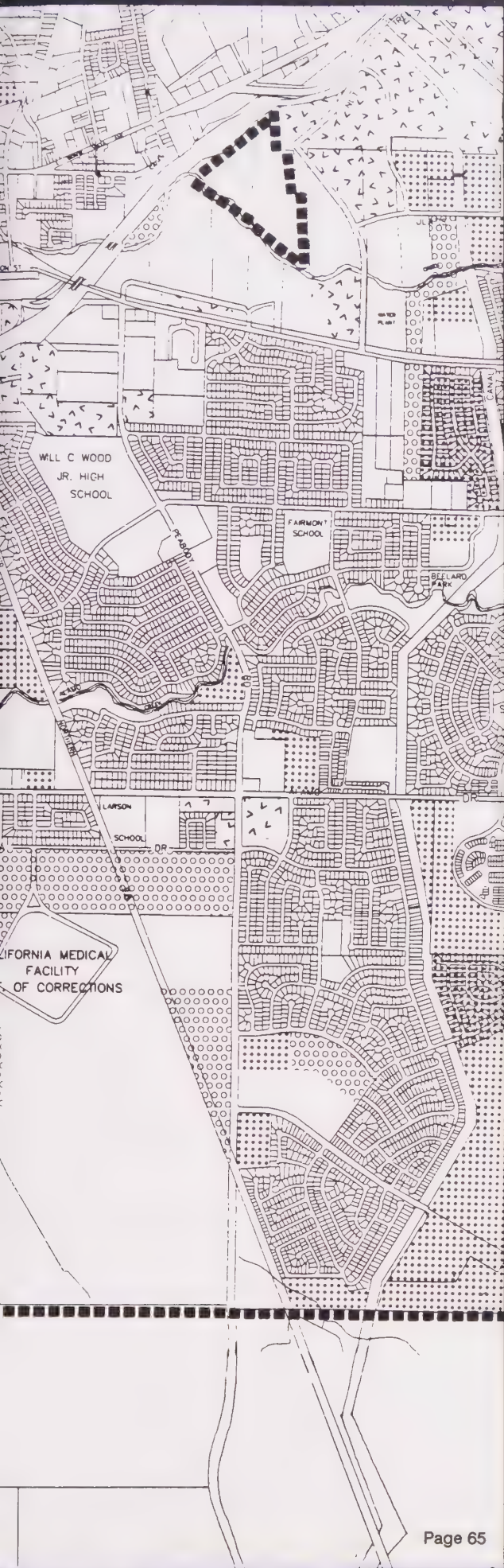


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NORTH





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CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 9C VACANT LANDS - SOUTHWEST QUADRANT



VACANT RESIDENTIAL LAND



VACANT COMMERCIAL LAND



VACANT INDUSTRIAL LAND

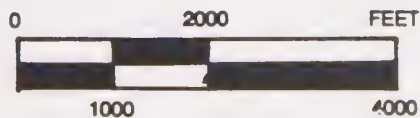


VACANT BUSINESS PARK LAND

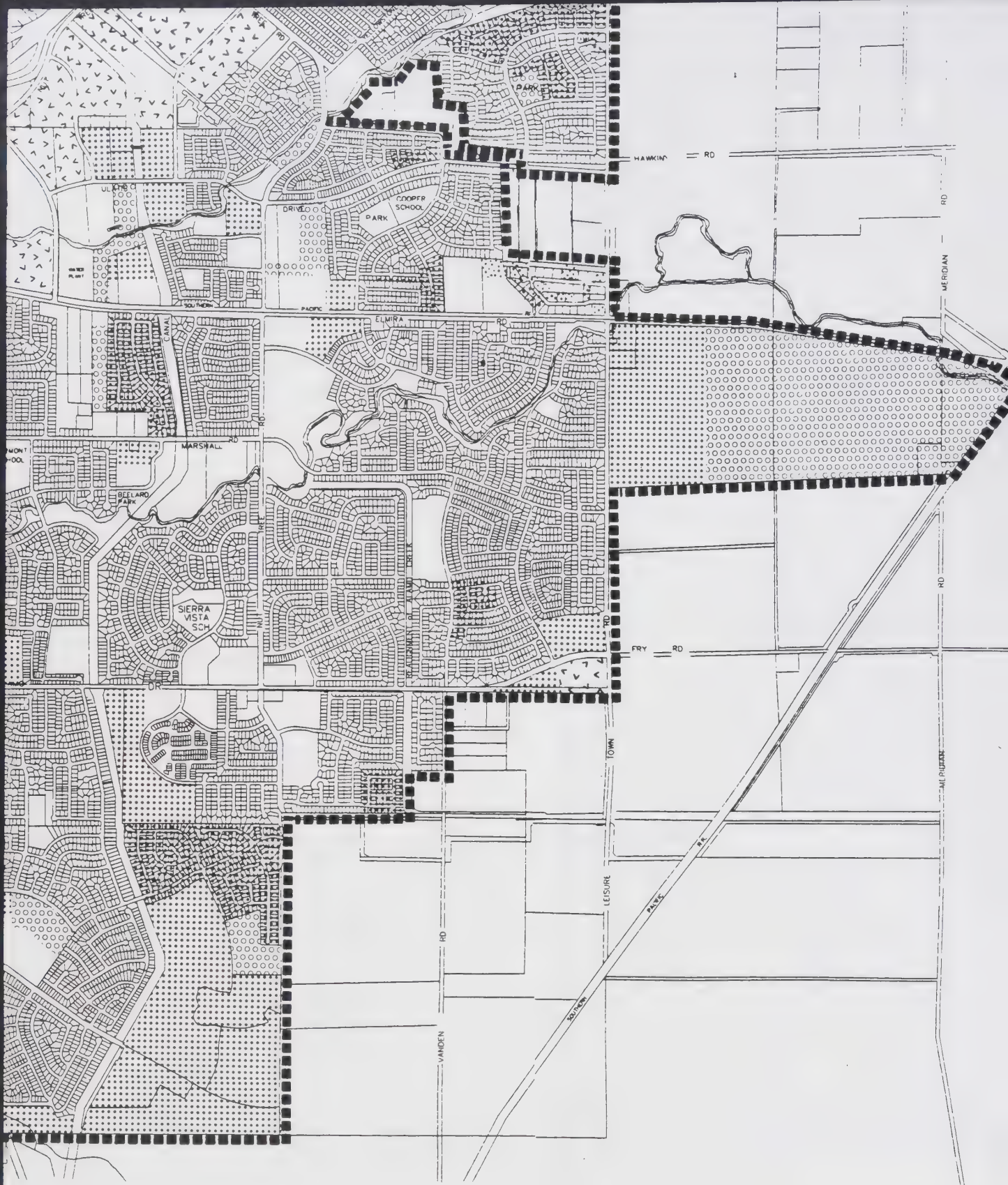


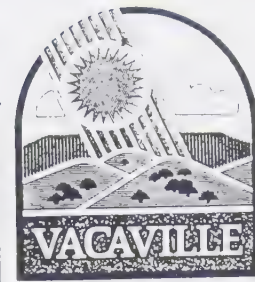
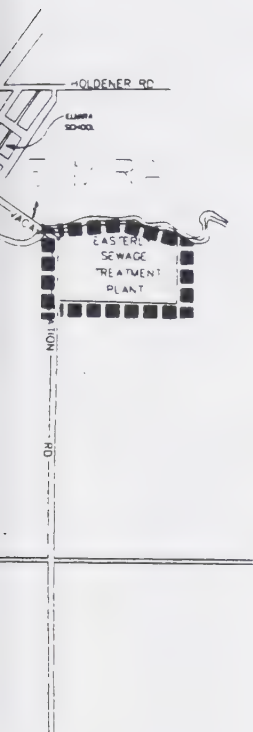
OTHER VACANT LAND

SCALE



NORTH





ESTABLISHED 1850

CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 9D VACANT LANDS - SOUTHEAST QUADRANT



VACANT RESIDENTIAL LAND



VACANT COMMERCIAL LAND



VACANT INDUSTRIAL LAND



VACANT BUSINESS PARK LAND



OTHER VACANT LAND

SCALE



NORTH

TABLE 14 - STATUS OF 1985 CAP GROWTH AREAS: YEARS 1-5 DEVELOPABLE ACREAGE

| Map Reference | Property/Project | Projected 1985 CAP | Annexed ¹ | Remaining | Land Use |
|---------------|-----------------------------|--------------------|----------------------|-----------|--|
| A | Gonsalves-Lockie Area | 581.5 | 581.5 | 0 | Residential |
| B | Alamo Drive-Vanden Road | 131.5 | 10.5 | 121.0 | Residential |
| C | Cooper School Road Area | 426.0 | 324.4 | 101.6 | Residential |
| D & I | Richards | 34.5 | 0 | 34.5 | Residential/ Commercial |
| E | Crestview-Ulatis Creek | 104.0 | 22.2 | 81.8 | Residential |
| F | Eldridge et al | 24.8 | 0 | 24.8 | Residential |
| G | Shady Glen | 20.5 | 20.5 | 0 | Residential |
| H | California Dr. | 58.0 | 58.0 | 0 | Residential |
| J | Damiano/Ross | 50.5 | 50.5 | 0 | Residential/ Commercial |
| K | Quinn Road-Leisure Town Rd. | 51.0 | 0 | 51.0 | Commercial |
| L | Steiner/Rainbow | 37.7 ² | 37.7 | 0 | Industrial |
| M | Vaca Valley Industrial Park | 71.5 | 16.4 | 55.1 | Industrial |
| N | Lower Lagoon Valley | 839.0 ³ | 839.0 | 0 | Residential, Commercial & Industrial |
| O | Spring Lane Area | 15.0 | 15.0 | 0 | Residential |
| Subtotals | | 2445.5 | 1975.7 | 469.8 | |

1 An additional 137 acres of land within the 5-15 Year Growth Areas were annexed in the Gibson Canyon Road Area.

2 Listed as 15 acres in the 1985 CAP.

3 Listed as 900 acres in the 1991 amended CAP.

Source: Community Development Department, Advanced Planning Division, 1992

FACTORS WHICH IMPEDE INFILL DEVELOPMENT

Several factors can impede infill development of vacant properties within city limits. These factors range from the financial constraints of property owners to a lack of demand for allowable uses. Additionally, outlying parcels may lack the infrastructure required for development. The major constraints to infill development are discussed below:

1. Property Owner Marketing Determination

A number of factors determine whether a piece of property will be developed and the timing of that development. Factors include the strength of the economy, the ability of the developer to obtain financing and market demand for the planned use of the site. As identified in Programs to Promote Infill Development, the City can provide assistance with site location and planning in order to help the developer respond to market demands. For instance, initial developer costs can be reduced by locating a project in a redevelopment area where the City has the ability to provide financial incentives, which in turn, can help make a project more marketable.

2. Land Use Potential and Zoning

Market potential and zoning are directly tied to one another. Zoning restrictions or design standards may not allow as much development on a site as a property owner believes desirable for an adequate financial return. In addition, adjacent uses that are identified as compatible in the General Plan may be considered incompatible by neighborhood residents. For instance, a site zoned for multi-family use may be opposed successfully by residents preferring single family development when a multi-family project is proposed. Obtaining the necessary approvals to change the designated use of a site adds to the cost and results in delaying the project.

A number of adjoining vacant parcels may be under separate ownership. Yet the General Plan may require a master plan (or Policy Plan) to ensure a coordinated development pattern for the area before any individual projects are approved. The difficulty of getting several property owners to agree on a master plan can also delay infill development. The City currently has nineteen existing Policy Plans in place. The General Plan identifies another 12 areas as proposed policy plan sites which would require an approved plan before development could proceed (*General Plan Figure 2-2, Chapter 2*).

3. Physical Constraints and Lack of Public Facilities

Physical limitations on a site can include steep slopes where construction is restricted through General Plan policies or where adequate water service is not yet available. General Plan policies prohibit development on ridgelines and hillsides of 25 percent or greater slope (*Implementing Policy 9.1-15, Chapter 9, page 3*). This slope area may infringe or meander through an otherwise developable parcel, reducing the amount of usable area. Small parcel size can also hinder infill development by making the cost of development prohibitive when factored against the return on an investment. Conversely, development of excessively large parcels bordering the city limits can be excessively costly where utility and infrastructure improvements may not yet be available to serve the sites. This occurs primarily in the very northern or eastern areas of the City on both sides of I-80.

The presence of natural waterways such as creeks and streams can reduce the amount of developable area due to setback standards. The presence of rare or endangered species (such as the Elderberry Longhorn Beetle, whose habitat is known to be elderberry bushes along Ulatis Creek in Vacaville) can impede development by activating strict environmental reviews and costly mitigation measures. Such limitations would not automatically preclude a project but could substantially add to the cost and delays of development.

Lack of service capacity may also impede infill development. In 1991, the Vacaville City Council enacted a Planned Growth Ordinance which limits the number of residential building permits issued each year. The ordinance sets a planning standard of 920 dwelling units per year, which is consistent with the General Plan "fair share" growth rate. However, the number of permits issued can be less than 920 if the findings of an annual growth audit of City service capacities shows a shortfall in the level of available services. Based upon the 1992 audit, the City Council allowed 1,030 residential building permits to be issued in 1992. Therefore, the lack of available services, or the timing of planned expansions in services, will serve to limit the rate of infill development.

4. Past Annexation Practices

The annexation practices of the 1970s, when annexations were not reviewed in the same detail as today, resulted in areas being annexed which had no plans for development and were designated as open space or very low residential density in the General Plan. These areas primarily consist of large, undeveloped sites on the outer fringes of the City. The City policy is to retain these areas as they exist until long-term urban growth occurs. These areas are primarily located in the areas east of the City, generally along I-80 and east of Leisure Town Road.

PROGRAMS TO PROMOTE INFILL DEVELOPMENT

The City of Vacaville has several programs and policies which encourage and promote infill development. These programs and policies are listed below:

1. Redevelopment Projects

The Vacaville Redevelopment Agency has established two large redevelopment areas with the principal objective of providing the necessary infrastructure to permit efficient development in those areas of the City. The projects promote infill by providing financing for freeway interchanges, arterial streets, bridges, drainage improvements and utility facilities. The projects also provide a minimum set-aside of twenty percent of all tax increment revenues for low and moderate income housing projects. An important aspect of the projects is the provision of financing for new industrial and commercial uses through Industrial Development Bonds and Certificates of Participation. State law prevents the expansion of redevelopment projects to new development areas and ensures that the projects will be directed to assist infill development within the City.

2. City Capital Improvements

The City maintains a long-term capital improvement program that uses funding from local, state and federal sources to provide public facilities to support infill development. Through this program the problem of infrastructure deficiencies is addressed. These improvements also serve to reduce the public improvement costs to other vacant properties in the area and encourage development of such parcels.

3. Publicly Coordinated Improvements

The City has extensively used its ability to establish Assessment and Benefits Districts to encourage and coordinate the installation and maintenance of new and ongoing public improvements by developers and property owners. This practice has made infill development possible in situations where an individual owner could not have afforded to bear the full cost of providing required improvements. The City has also used the enabling legislation of the State Mello-Roos Community Facilities Act of 1982 to establish a Mello-Roos District. This district will help support the annual operating and maintenance costs of the fourth fire station in Vacaville when construction is completed. The ability of the City to provide public services concurrent with growth also helps to encourage infill development.

4. Mortgage Revenue Bonds & Certificates

The City has supported the construction of new housing by sponsoring and coordinating the issuance of mortgage revenue bonds. The City also administers four multi-family mortgage revenue bond projects totalling 948 low and moderate income units. These units are within the Hidden Creek, Sycamores, Quail Run and Spring Glen apartment complexes. Vacaville has authority to issue mortgage credit certificates for \$8 million worth of mortgages to assist approximately 80 first-time homebuyers in the second half of 1992.

5. Federal Rehabilitation Projects

The City has actively pursued and implemented the available local, state and federal sources of rehabilitation funds, including the twenty percent redevelopment set-aside funding for low income housing discussed above, the state and federal rental rehabilitation programs and the Community Development Block Grant program. These funds have been used to rehabilitate existing housing and to replace deficient public facilities in older areas of the City. These efforts will be expanded under the new HOME (Home Investments Partnerships) Program to facilitate the acquisition, rehabilitation and new construction of affordable housing in these older areas. These programs extend the life of existing development within the

core sections of the city. As the value of the property is enhanced, private investment is encouraged by making the development of vacant infill sites more financially feasible.

6. Planning Policies

The City has established several programs and policies which encourage infill development through zoning and planning review practices. These include the establishment of a Downtown Parking District, whereby property owners were assessed fees to pay for municipal downtown parking lots. As a result, new single story commercial development is allowed without having to provide on-site parking. This practice removes a major obstacle to the development of small vacant parcels in the downtown area. Downtown zoning also provides for less restrictive setback and floor-area ratio standards than other commercial zoning. This allows more development on a site, which increases the return on an investment.

Current planning policies allow staff-level approvals of small commercial projects. By eliminating the need for public review through the Planning Commission or City Council, projects become more cost effective and development schedules are expedited. Larger commercial, industrial and residential project reviews are facilitated through the Policy Plan process. Although the requirement of preparing a new Policy Plan may cause some delays to land development, projects can move forward quickly by requiring only staff level approvals once the Policy Plan is in place. Most of the large commercial and industrial planning areas are covered by existing Policy Plans. The prospect of a timely approval process has helped attract major retailing and manufacturing firms to Vacaville. These companies, in turn, have developed infill parcels and reduced the amount of vacant acreage within the City.

7. Public-Private Development Coordination

The City can effectively promote infill by supporting quality development on properties adjoining infill sites. By establishing new development near a site, market forces can be stimulated to enhance the development opportunities of an infill site. The new development can effectively serve to "seed" an adjoining area. The City places great emphasis on the maintenance of close working relationships with the private development community. Through the various tools listed in this section, the City consciously directs resources to support private development that promotes infill. Policy Plans have served as the mechanisms to implement most of these actions.

These infill programs are consistent with the 1990 General Plan, which encourages infill development. The General Plan promotes residential infill projects by allowing density bonuses in certain infill areas (*Implementing Policy 2.5-17, Chapter 2, page 29*). This can occur if the project is compatible with adjacent land uses and is in conjunction with a Housing Opportunity Area (HOA). This type of project, in turn, encourages the development of low/moderate income housing. The General Plan also allows for some mixed use (commercial and residential) on the same parcel in the downtown to encourage the highest development potential of infill sites (*Implementing Policy 2.5-16, Chapter 2, page 29*).

INFILL DEVELOPMENT GOALS

Infill Goals

The 1985 CAP established an infill goal that 80% of the vacant residential land be developed by 2000. Since the adoption of the 1985 CAP, the City has experienced a rapid pace of residential development, including a record high 2,177 residential permits issued in 1989. This amount of residential development resulted in most of the vacant residential lands (per the 1985 CAP) being exhausted. For example, of the 9,571 units in approved residential projects, only 1,856 units remain unbuilt (see Appendix G for breakdown). The 1985 CAP anticipated an infill development rate of 754 units per year. The number of residential building permits issued between 1985 and 1991 was 8,708, of an average of 1,244 units per year. However, of the 8,708 permits issued, 1,952 were for units located on lands within the 1-5 Year Growth Area in the 1985 CAP. Even when factoring these units out, the City averaged over 950 units per year on lands designated for infill development in the 1985 CAP.

From this perspective, the City has been very successful in promoting infill development by utilizing its existing inventory of vacant residential lands. In addition, the City annexed three areas, and a portion of a fourth area, identified in the 1985 CAP as being in the 1-5 Year Growth Area. These areas, the Gonsalves-Lockie property (Area A, 1985 CAP), the U.C. Regents and Hilden properties (Area C, 1985 CAP), the Shady Glen area (Area G, 1985 CAP) and the Zocchi property (portion of Area B, 1985 CAP), have also experienced a significant amount of development. These areas, the Gonsalves-Lockie area and Regency Park (formerly the U.C. Regents property), have also experienced a significant amount of development. The development of these infill areas has permitted Vacaville to direct growth away from the prime agricultural lands northwest and east of the city.

The 1990 General Plan projects buildout of its lands designated for residential uses by 2010. The General Plan, as well as the Planned Growth Ordinance, establishes a growth rate planning standard of 920 units a year. The anticipated rate of infill development for the first five years of the Comprehensive Annexation Plan is listed in Table 15.

TABLE 15 - PROJECTED DEMAND AND INFILL GOALS

| Year | Residential Units | Infill Goal | New Areas |
|------|--------------------|-------------|------------|
| 1992 | 1,030 ¹ | 1,030 | 0% |
| 1993 | 750 ² | 750 | 0% |
| 1994 | 920 ³ | 875 | 5% |
| 1995 | 920 | 830 | 10% |
| 1996 | <u>920</u> | <u>780</u> | <u>15%</u> |
| | 4,540 | 4,265 | 275 |

- 1 Final 1992 Residential Allocation and 1991 Carry-overs
- 2 Tentative 1993 Residential Allocation
- 3 Planned Growth Ordinance Planning Standard 920 units/year

It is recognized that the City can facilitate and encourage the development of infill sites but that development decisions rest with the private ownership. Private decisions to withhold property from development for various reasons will result in some infill sites remaining vacant through the term of the CAP.

Williamson Act Contracts

There are no lands within the City of Vacaville which are under an agricultural preserve contract.

AGRICULTURAL PRESERVATION STRATEGY

Standard No. 8 of the LAFCO Standards requires that prime agricultural lands within the sphere of influence be identified and that there be provisions to guide future growth away from such lands. LAFCO Standard No. 9 further states that urban growth should be guided away from prime agricultural lands unless such action would not promote planned, orderly and efficient development for the City.

EXISTING AGRICULTURAL LANDS

The City of Vacaville is located on the edge of the Central Valley at the mouth of the Vaca Valley. A substantial portion of the land surrounding the City is classified as prime agricultural land, as illustrated in Figure 10. This figure shows lands classified as Class I and Class II soils in the United States Department of Agriculture Soil Conservation Service land use capability classification. These lands are considered prime agricultural lands based upon the properties of soil and do not take into account any factors related to the productivity of the land such as water availability, labor supply, or the "net" return expected from the farming operation. Class I soil, as defined, has few limitations that restrict its use. Class II soil, as defined, has some limitations that reduce the choice of plants or require moderate conservation practices. All lands with a Storie index rating of between 80 and 100 are either Class I or II soils. The Storie index is a rating, from 0 to 100, of soil characteristics related to the suitability of a soil for intensive general farming. (For more information, see *Soil Survey of Solano County, California*, by United States Department of Agriculture, Soil Conservation Service, 1977). Within the sphere of influence, the majority of the prime agricultural lands are in the Lower Lagoon Valley, the area east of Gonsalves-Lockie and east of Leisure Town Road.

The existence of substantial areas of prime agricultural land results in a situation where some of these lands must be urbanized if the City is to develop in a reasonably balanced and cost efficient manner. For example, it is not generally possible, nor desired, to develop the steep and often unstable hillside areas adjoining the City for commercial or industrial uses or for affordable housing. The utilization of non-prime agricultural lands with gentler slopes is desirable, but the proliferation of rural residential subdivisions to the north of the City have effectively created a barrier to future urban growth in that direction. It has therefore become necessary for the City to establish policies to strike a balance between the growth of an efficient urban service area and the need to minimize the impact of growth on viable agriculture.

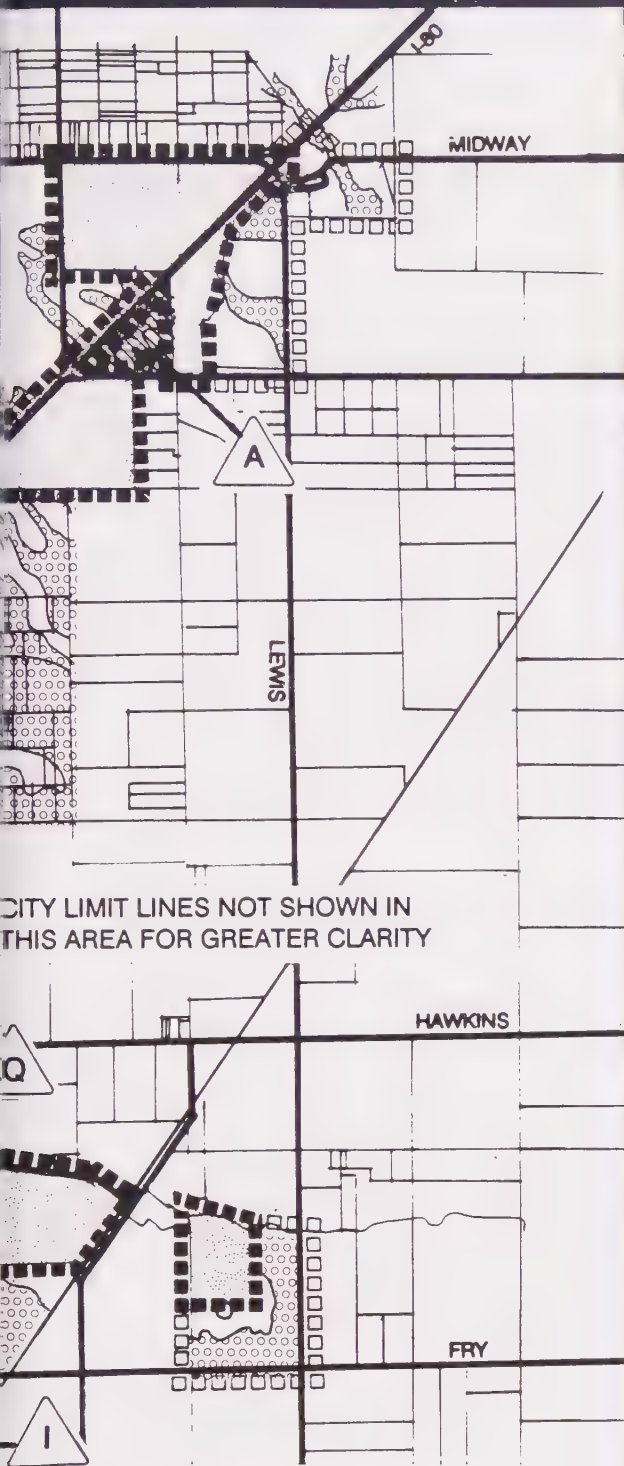
WILLIAMSON ACT CONTRACTS

The California Land Conservation Act, commonly known as the Williamson Act, enables an agricultural land or open space property owner to benefit from reduced property taxes. In return, the landowner commits to keeping the contracted land in open space or agricultural uses for at least ten years. Unless a property owner terminates the contract, by filing a notice of non-renewal, a contract is renewed every year. If terminated, the contract "winds down" over the remaining ten year term, with taxes gradually rising back to full levies. A Williamson Act contract may be cancelled by the City in accordance with strict State regulations, without waiting the ten year period, provided that the land lies within the City limits, specific findings can be made and a penalty is paid to the County.

There are twenty-two active Williamson Act contracts within the Vacaville sphere of influence. Of these, only five pertain to lands targeted for annexation in the first five years of the CAP, and all are within areas surrounded by, or adjoining, existing urban development and, therefore, are not viable long-term agricultural uses. There are also several contracts within the long-term growth areas. Many of these are located on lands identified for open space preservation, however, some contracts are within areas designated for urban uses. There are no existing contracts within the existing city limits. Table 16 describes each contract and its status. The location of lands under contract is indicated in Figure 10.

CITY LIMIT LINES NOT SHOWN IN
THIS AREA FOR GREATER CLARITY





WILLIAMSON ACT CONTRACTS

| SITE NUMBER | CONTRACT NUMBER | SITE NUMBER | CONTRACT NUMBER |
|-------------|-----------------|-------------|-----------------|
| A | 178 | L | 813 |
| B | 190 | M | 841 |
| C | 191 | N | 895 |
| D | 210 | O | 912 |
| E | 211 | P | 994 |
| F | 434 | Q | 1195 |
| G | 573 | R | 574 |
| H | 596 | S | 46 |
| I | 674 | T | 56 |
| J | 695 | U | 38 |
| K | 795 | | |



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CITY OF VACAVILLE COMPREHENSIVE ANNEXATION PLAN 1992-2010

FIGURE 10 PRIME AGRICULTURAL LANDS AND LOCATION OF WILLIAMSON ACT CONTRACTS

Amended November 24, 1992

July 14, 1992

- CITY LIMITS
- SPHERE OF INFLUENCE
- AREAS WITHIN CITY LIMITS
- PRIME AGRICULTURAL LANDS (CLASS I AND II SOILS)
- LANDS UNDER WILLIAMSON ACT CONTRACTS

PRIME AGRICULTURAL LANDS AND WILLIAMSON ACT CONTRACTS NOT MAPPED WITHIN CITY LIMITS OR OUTSIDE THE SPHERE OF INFLUENCE.

Source: Solano County Agricultural Preserve Map, Solano County Integrated Property System, Soil Survey of Solano County, California, May 1977 (U.S. Department of Agriculture Soil Conservation Service)

SCALE

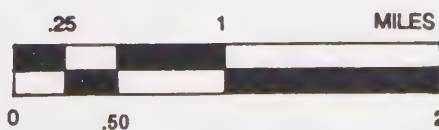


TABLE 16 - WILLIAMSON ACT CONTRACTS WITHIN SPHERE OF INFLUENCE

| NO. ¹ | STATUS | NOTES |
|------------------|---|---|
| 38 | Notice of Non-Renewal has been filed. Contract expires in 2000. | This area is planned for long-term annexation as part of the Vacaville-Fairfield Greenbelt Buffer. |
| 46 | Contract is active and has been in force since 1969. | This area is planned for long-term annexation as part of the Vacaville-Fairfield Greenbelt Buffer. |
| 56 | Contract is active and has been in force since 1969. | This area is planned for long-term annexation as part of the Vacaville-Fairfield Greenbelt Buffer. |
| 178 | Contract is active and has been in force since 1969. | This area is not planned for annexation. |
| 190 | Contract is active and has been in force since 1969. | This area is planned for long-term annexation and is within Site V. The parcel is planned for open space, not urban uses. |
| 191 | Contract is active and has been in force since 1969. | This area is within Site V, a long-term growth area, and is designated for residential urban uses. |
| 210 | Notice of Non-Renewal has been filed on the southern half of the contract property. Contract for this area expires in 2000. | This area is within Site V, a long-term growth area, and is designated for residential urban uses. |
| 211 | Contract is active and has been in force since 1969. | This area is within Site V, a long-term growth area, and is designated for residential urban uses. |
| 434 | Contract is active and has been in force since 1970. | This area is within Site M, a long-term growth area, and is designated for open space uses, although there is a potential for some residential development. |
| 573 | Notice of Non-Renewal has been filed. Contract expires in 2001. | This area is within Site U, a long-term growth area, and is designated for residential urban development. |
| 574 | Notice of Non-Renewal has been filed. Contract expires in 2000. | This area is within Site U, a long-term growth area, and is designated for residential urban development. |
| 596 | Notice of Non-Renewal has been filed. Contract expires in 2000. | This area is within Site U, a long-term growth area, and is designated for residential urban growth. |
| 674 | Notice of Non-Renewal has been filed. Contract expires in 1996. | This area is within Site A, a near-term growth area, and is designated for residential urban growth. The property adjoins existing residential urban development to the north and west. |

| NO. ¹ | STATUS | NOTES |
|------------------|---|--|
| 695 | Contract is active and has been in force since 1971. | This area is within Site I, a near-term growth area, and is designated for residential urban growth. The property is surrounded by existing urban development and is an unincorporated island. |
| 795 | Contract is active and has been in force since 1971. | This area is within Site H, a near-term growth area, and is designated for residential urban growth. The property is bordered by existing urban development to the west and south. |
| 813 | Notice of Non-Renewal has been filed. Contract expires in 2000. | This area is within Site U, a long-term growth area, and is designated for residential urban growth. |
| 841 | Contract is active and has been in force since 1972. | This area is within Site M, a long-term growth area, and is designated for open space. |
| 895 | Contract is active and has been in force since 1972. | This area is within Site H, a near-term growth area, and is designated for residential urban growth. The site is bordered by urban development on the west. |
| 912 | Contract is active and has been in force since 1972. | This area is within Site V, a long-term growth area, and is designated for open space with some residential development potential. |
| 994 | Contract is active and has been in force since 1974. | This area is within Site M, a long-term growth area, and is designated for open space although there is some residential development potential. |
| 1195 | Contract is active and has been in force since 1978. | This area is within Site C, a near-term growth area, and is designated for residential urban growth. The property is bordered by existing urban development to the north, east and south. |

1 The location of parcels under contract is depicted in Figure 10.

Source: Solano County Agricultural Preserve Map and Solano County Integrated Property System

ACTIONS TO PROTECT AGRICULTURAL LANDS

General Plan Policies

The 1990 General Plan directs development to available, non-prime agricultural lands. For example, the 740 acre North Village site, identified for near-term annexation, is almost entirely non-prime agricultural land. The City promotes the preservation of agricultural lands through the development of infill areas both within the existing city limits and in areas adjoining or surrounding the city limits. The City supports the preservation of viable agriculture in conjunction with the specific policies outlined in this chapter. The majority of infill lands identified for urban uses are also non-prime agricultural lands. However, it is important to remember that Vacaville is surrounded by prime agricultural land and it is impossible to fully protect all land designated as such. It is more important to protect those lands planned for long-term agricultural use and prevent leap-frog urban development. With this in mind, many new growth areas identified in the General Plan are prime agricultural lands, but are indicated for long-term growth beyond the initial five year term of the CAP. Both the Land Use and Open Space Elements of the General Plan provide clear policy direction in regard to agricultural lands:

- Policy 2.1-G4 Minimize conflicts between agriculture and urban uses and provide for a transitional area or buffer between agricultural and urban uses.
- Policy 2.1-I2 Negotiate with affected jurisdictions (City of Fairfield, City of Dixon, Solano County, Solano Irrigation District) and public and private agencies to ensure creation of agricultural zones and open space corridors that will serve as community separators between Vacaville and Fairfield and Vacaville and Dixon.
- Policy 2.2-G1 Establish a long-term Planning Area, and within this area distinguish an agricultural service zone and an urban service zone.
- Policy 2.2-I4 Negotiate agreements with the Solano Irrigation District and other local government entities to help direct the provision of urban services while maintaining as much viable agriculture on prime agricultural soils as is practical and supportive of regional agricultural production consistent with the policies of the General Plan.
- Policy 2.5-I8 Establish regulations requiring buffers between residential and agricultural areas and between residential areas and industrial parks. The minimum separator between residential and agricultural uses shall be 500 feet.
- Policy 3.5-G5 Maintain a compact urban form and locate growth areas to minimize loss of agricultural resources.
- Policy 3.5-G6 Minimize conflicts between urban and agricultural uses by establishing Greenbelt Buffers and community separators.
- Policy 3.5-I1 Maintain agricultural production areas east of Leisure Town Road. In accordance with policies set forth in the 1980 General Plan, maintain agricultural production areas in Upper Lagoon Valley, Bassford Canyon and the Vaca Valley.
- Policy 3.5-I7 Amend the Zoning Ordinance to include an Open Space designation as well as an Agricultural designation to provide for continued open space and protect agricultural areas.
- Policy 3.5-I8 Require a permanent Greenbelt or Agricultural Buffer as part of residential developments on the urban edge. Establish appropriate development standards, density transfer provisions, and use regulations for these buffer areas.

- Policy 3.5-19 Avoid pressures for conversion of agricultural land to urban use east of Leisure Town Road by entering into an agreement with the Solano Irrigation District to limit urban water service to these areas. In accordance with policies set forth in the 1980 General Plan, avoid pressures for conversion of agricultural land to urban use in Upper Lagoon Valley, Bassford Canyon and the Vaca Valley.

Directing Development to Available Non-Prime Lands

The City has consciously promoted the urbanization of non-prime agricultural lands. The Browns Valley area is close to being built-out and more than half of the Gonsalves-Lockie area is developed. These are both large areas of residential development. The North Village site, targeted for annexation within the first five years of the CAP, is virtually all non-prime agricultural land and is designated for a mixed use development with a college site and residential, business park and commercial uses. The majority of the remaining developable non-prime agricultural lands in the city growth area lie to the north, where rural residential development has effectively blocked the urbanization of those lands.

Increasing Overall Residential Densities

The 1990 General Plan allows for a wider range of residential densities than the previous General Plan. A new "Residential Urban High Density," which allows up to 36 units per acre, is expected to account for 700 new housing units by 2010. Previously, the highest allowable density was 24 units per acre. Recent approvals of larger developments have included a substantial segment of moderate density housing, including "zero lot line" single family homes. These increased densities permit the City to grow and provide housing while reducing the need to urbanize agricultural land.

Establishment of Agricultural and Urban Service Areas

The General Plan provides for specific urban limit lines that define the boundaries between planned urban and agricultural lands. This is consistent with the intent of Proposition A, an initiative passed by Solano County voters, which restricts new urban development to within City boundaries. Figure 1 indicates the urban limit line and the urban service area.

Establishing an Agreement With Solano Irrigation District

The Urban Service Area indicated in Figure 1 is based upon the planned urban expansion of the City but is also based on an intent to enter into a binding agreement with the Solano Irrigation District (SID). An agreement with SID would provide additional water entitlements for many of the long-term growth areas and provide for the continued agricultural use of lands outside the urban service boundary. The intent of such an agreement is to preclude the development of lands in the Agricultural Service Area. The draft agreement is still being negotiated.

Agricultural Buffers

The General Plan establishes policies to provide for permanent, 500 ft. wide buffers between agricultural lands and urban uses (*Implementing Policy 2.5-18, Chapter 2, page 30*). These buffers protect viable agricultural operations from the intrusion of urban uses by acting as separators. The intent is to provide a safe distance from agricultural fields, which are subject to chemical spraying and the discing of soils. The separator also precludes a situation where the rearyards of homes back up to agricultural uses. Specific provisions and requirements for the buffers will be required within the Policy Plans to be prepared for these areas.

APPENDIX

The following abbreviations are used under the Approval Status/Notes columns in the appendix.

| | | |
|-----|---|--------------------------|
| TM | - | Tentative Map |
| FM | - | Final Map |
| PUD | - | Planned Unit Development |
| DR | - | Design Review |
| PP | - | Policy Plan |
| CUP | - | Conditional Use Permit |
| OS | - | Open Space |

APPENDIX A - INVENTORY OF APPROVED RESIDENTIAL PROJECTS

| Project Name | Acres | Potential Dwelling Units ¹ | | | Approval Status/Notes |
|--|--------------|---------------------------------------|------------|-------------|-----------------------|
| | | SF | MF | Total | |
| Alamo Oaks | 5.8 | 28 | 0 | 28 | FM, PUD ² |
| Amber Ridge | 7.0 | 0 | 64 | 64 | TM |
| Blue Oak Subdivision | 10.7 | 31 | 0 | 31 | TM, PUD |
| Burton Estates | 20.0 | 30 | 0 | 30 | FM, PUD |
| California Drive | 16.6 | 33 | 0 | 33 | TM |
| Canyon View Estates I | 14.1 | 15 | 0 | 15 | TM, PUD |
| Canyon View Estates II | 8.5 | 9 | 0 | 9 | TM, PUD |
| Estates at Glen Eagle Ranch | 17.5 | 85 | 0 | 85 | FM, PUD ² |
| Farmington Place | 37.3 | 219 | 0 | 219 | TM, PUD |
| Foxboro Villages East | 322.5 | 885 | 0 | 885 | TM |
| Gentry Meadowlands #1 - Promenade | 9.0 | 38 | 0 | 38 | FM, PUD ² |
| Glen Eagle Unit 4 | 8.5 | 61 | 0 | 61 | FM, PUD ² |
| Golf Course Estates 2 | 4.1 | 25 | 0 | 25 | FM ² |
| Green Tree Unit 5 | 0.5 | 3 | 0 | 3 | FM |
| Heritage Place | 7.1 | 43 | 0 | 43 | FM, PUD ² |
| Hidden Oaks | 28.8 | 60 | 0 | 60 | FM, PUD ² |
| Lexington Estates | 13.4 | 32 | 0 | 32 | TM |
| Majestic Oaks | 17.4 | 30 | 0 | 30 | TM, PUD |
| Mansion Towne | 13.8 | 0 | 148 | 148 | TM, PUD |
| Mariposa Court | 2.5 | 16 | 0 | 16 | TM, PUD |
| Marlowe Place | 9.1 | 14 | 0 | 14 | FM, PUD ² |
| Montgomery Estates 15-B | 11.0 | 41 | 8 | 49 | FM, PUD ² |
| N. Vine Street Estates | 58.9 | 57 | 0 | 57 | FM, PUD, DR |
| Nob Hill Estates | 7.2 | 20 | 0 | 20 | TM, PUD |
| Oakview 4 | 7.0 | 36 | 0 | 36 | TM, PUD |
| Parkside Green | 5.7 | 27 | 0 | 27 | TM, PUD |
| Peach Tree Condos/Apartments | 3.1 | 0 | 56 | 56 | PUD |
| Quail Meadows | 3.9 | 24 | 0 | 24 | FM, PUD ² |
| Ridgeview Unit 6 | 20.0 | 108 | 0 | 108 | FM, PUD ² |
| Ridgeview Unit 7 | 12.0 | 86 | 0 | 86 | FM, PUD |
| Rose Garden Senior Apartments | 3.4 | 0 | 79 | 79 | PUD ² |
| Spring Glen Apartment | 7.6 | 0 | 176 | 176 | PUD |
| Spring Lane | 2.5 | 6 | 0 | 6 | FM, PUD |
| Spring Lane Unit 2 | 53.0 | 24 | 0 | 24 | TM, PUD |
| Stonegate Estates Unit 2 | 0.3 | 1 | 0 | 1 | FM, PUD ² |
| Stonegate Estates Unit 3 | 7.1 | 28 | 0 | 28 | FM, PUD ² |
| Stonegate Estates Unit 4 | 11.1 | 44 | 0 | 44 | FM, PUD |
| Summerfield Apartment site | 6.0 | 0 | 108 | 108 | PUD |
| Sungate | 5.0 | 30 | 0 | 30 | FM, PUD, ² |
| Sunrise Woodcrest Unit 2 | 20.0 | 132 | 0 | 132 | FM, PUD ² |
| Ulati Creek Estates Unit 1 | 0.3 | 1 | 0 | 1 | FM, PUD ² |
| Vaca Valley Corporate Center Policy Plan Area | 13.9 | 0 | 237 | 237 | PP |
| Vaca Villa Condominiums | 2.8 | 0 | 19 | 19 | FM |
| Village Hills 1 | 2.3 | 10 | 0 | 10 | FM, PUD ² |
| Village Hills 2 | 10.0 | 51 | 0 | 51 | FM, PUD ² |
| Yearling Estates | 23.6 | 22 | 0 | 22 | TM |
| Subtotal | 871.9 | 2405 | 895 | 3300 | |

¹ Potential number of dwelling units based on project's approval.

² Housing units under construction.

APPENDIX B - INVENTORY OF RESIDENTIAL PROJECTS WITH NO APPROVALS

| Area Name | Acres | Potential Dwelling Units ¹ | | | Notes |
|---|---------------|---------------------------------------|-------------|-------------|-------|
| | | SF | MF | Total | |
| NE Alamo/Peabody | 9.5 | 61 | 0 | 61 | |
| Alonzo Road | 11.1 | 72 | 0 | 72 | |
| West of Allison | 15.7 | 102 | 0 | 102 | |
| Browns Valley/N of Woodcrest | 9.8 | 39 | 0 | 39 | |
| N/W and N/E Burton/Ulatis | 11.5 | 0 | 126 | 126 | |
| California Drive (west of Keating Park) | 25.0 | 100 | 0 | 100 | |
| Elliott Multi-family | 8.7 | 0 | 148 | 148 | PUD |
| Farmer-Swanson properties | 7.8 | 15 | 0 | 15 | |
| Fruitvale at Gibson Canyon | 5.8 | 11 | 0 | 11 | |
| Gentry Meadowlands (south of Alamo Dr) | 4.0 | 0 | 44 | 44 | PUD |
| Gonsalves-Lockie multi-family #1 | 9.2 | 0 | 101 | 101 | PP |
| Gonsalves-Lockie multi-family #2 | 6.3 | 0 | 69 | 69 | PP |
| N/E Harbison/Ulatis | 12.5 | 0 | 212 | 212 | |
| I-80/Alamo Policy Plan | 12.3 | 0 | 209 | 209 | PP |
| Kilkenny/Willow | 12.5 | 3 | 0 | 3 | |
| Lagoon Valley | 430.0 | 584 | 146 | 730 | PP |
| Laguna Meadows | 9.6 | 79 | 0 | 79 | |
| S/E Leisure Town/Elmira | 89.5 | 143 | 36 | 179 | |
| S/E Leisure Town/Maple | 16.5 | 4 | 0 | 4 | |
| North of Leisure Way | 1.4 | 0 | 24 | 24 | |
| South of Leisure Way | 3.5 | 0 | 59 | 59 | |
| Marshall/Davis | 6.8 | 27 | 0 | 27 | |
| Orchard at Farrell Road | 5.9 | 12 | 0 | 12 | |
| NW Peabody/Southwood | 8.0 | 52 | 0 | 52 | |
| Quinn/Others | 15.7 | 62 | 0 | 62 | |
| Rice-McMurtry area | 134.3 | 269 | 0 | 269 | |
| Ridgeview Unit 8, etc. | 44.1 | 111 | 372 | 483 | |
| N/W Town Center | 7.1 | 27 | 0 | 27 | |
| Uhl-Vine Street/Gibson Canyon area | 62.5 | 125 | 0 | 125 | |
| S/E Ulatis/Putah South Canal | 10.9 | 41 | 0 | 41 | |
| Vine Street near Yearling Estates | 7.5 | 15 | 0 | 15 | |
| Weimer/Others | 19.8 | 79 | 0 | 79 | |
| Woodcrest low-medium density site | 7.4 | 48 | 0 | 48 | |
| Subtotal | 1042.2 | 2081 | 1546 | 3627 | |
| TOTAL OF RESIDENTIAL PROJECTS | 1914.1 | 4486 | 2441 | 6927 | |

¹ Potential number of dwelling units calculated using midpoint of General Plan density range.

APPENDIX C - INVENTORY OF VACANT BUSINESS PARK PROPERTIES

| Project Name | Acres | Approval Status/Notes |
|-----------------------------------|--------------|-----------------------|
| Kirkpatrick-Power Industrial Park | | |
| Allison Parkway - Golden Hills | 130.5 | PP |
| Allison - Messenger | 23.3 | PP |
| Lagoon Valley A | 31.0 | PP |
| Lagoon Valley B | 173.0 | PP |
| Vaca Valley Corporate Center | | |
| Policy Plan Area | 501.2 | PP |
| TOTAL | 859.0 | |

APPENDIX D - INVENTORY OF VACANT INDUSTRIAL PROPERTIES

| Project Name | Acres | Approval Status/Notes |
|--|--------------|--|
| Kilkenny Rd/I-80 Development | 48.2 | No Approvals/Limited potential under services provided (sewer) |
| Kirkpatrick-Power Industrial Park | | |
| Allison Parkway | 90.2 | PP |
| Kirkpatrick-Power Industrial Park Policy Plan Area | 40.2 | PP |
| Maris Industrial Park | 11.8 | Vacant Lots in Industrial Park |
| Midway and I-80 | 20.8 | No Approval |
| Rainbow Land Policy Plan Area | 37.7 | PP |
| Vaca/Dixon Airport | 40.1 | CUP approval for 5 yr. Gliderport operation |
| Vacaville 505/80 Industrial Park Policy Plan Area | 572.7 | PP |
| Applied Biosystems | 10.4 | - DR |
| The Reporter | 7.2 | - DR ¹ |
| Moore Business Forms | 8.1 | - DR ¹ |
| TOTAL | 887.4 | |

1 Buildings under construction

APPENDIX E - INVENTORY OF VACANT COMMERCIAL PROPERTIES

| Area | Acres | Approval Status/Notes |
|--|--------------|--------------------------|
| Alamo/Butcher | 26.3 | PP |
| Alamo Drive/Marshall | 8.3 | PP |
| Alberni | 15.7 | |
| Allison Policy Plan Area | | |
| Vaca Commons | 32.4 | CUP ¹ |
| AM/PM | 0.6 | CUP |
| Auto Center Policy Plan Area | 23.3 | PP |
| Mazda Dealership | 2.3 | DR ¹ |
| Basic on Davis at I-80 | 20.0 | |
| Bella Vista/Davis | 24.6 | |
| Browns Valley Rd. at E. Monte Vista Avenue | 13.0 | |
| Browns Valley Rd. at Vaca Valley Parkway | 8.0 | |
| Butcher Road | 12.0 | PP |
| Cherry Glen Road | 13.7 | |
| Gentry Meadowlands | 7.0 | PUD |
| Green Tree Policy Plan Area | 3.2 | PP |
| Hume Way/Peabody | 32.8 | |
| Kilkenny strip | 6.9 | |
| Lagoon Valley A | 61.0 | PP |
| Lagoon Valley B | 6.7 | PP |
| Lagoon Valley Private Recreation | 10.0 | PP |
| Misc. outside Policy Plan Areas | 10.0 | |
| North Walnut | 7.1 | |
| Nut Tree Ranch Policy Plan Area | 123.7 | PP |
| Nut Tree/Sammis Policy Plan Area | 51.8 | PP |
| Power Plaza | 16.9 | CUP |
| Factory Stores III | 11.8 | DR |
| Chevron Gas Station | 1.6 | CUP |
| Orange Tree Policy Plan Area | 73.5 | PP |
| SE Peabody/Alamo | 8.0 | |
| SW Peabody/Alamo | 6.1 | PP |
| Peabody Road/Prairie Court | 5.0 | |
| Syar Properties | 32.8 | |
| Worthan/Pike | 15.7 | |
| Yarborough (south Walnut) | 16.4 | |
| TOTAL | 708.2 | |

¹ Buildings under construction.

APPENDIX F - INVENTORY OF OTHER VACANT PROPERTIES

| Area | Acres | Approval Status/Notes |
|--|---------------|---|
| Browns Valley City Park & private recreation | 225.0 | Public Parks/Private Recreation |
| West of Calif. Drive Open Space | 243.5 | Open Space |
| Cemetery Expansion | 7.7 | Public Facility |
| Community Center Neighborhood Park | 5.0 | Park Site |
| CMF | 449.2 | Public Fac./OS |
| SE Elmira Road/Leisure Town Road | 215.7 | Agriculture |
| Glen Eagle Urban Open Space | 249.0 | Open Space |
| Gonsalves-Lockie School/Park | 14.0 | School Park Site |
| Gonsalves-Lockie School | 14.0 | School Site |
| Hidden Valley Urban Open Space | 13.4 | Open Space |
| Kilkenny Rd/Meridian Rd | 106.7 | Agriculture/Open Space |
| Lagoon Valley | | PP |
| Neighborhood Park | 6.0 | Park |
| Open Space | 993.0 | Open Space |
| Regional Park | 170.0 | Most of this remains to be developed. |
| Laguna Meadows Community Park | 20.0 | Park |
| Midway/Meridian/I-80 | 209.2 | No Approval |
| Nob Hill Urban Open Space | 9.3 | Open Space |
| Nut Tree Airport | 26.1 | No Approval |
| Ridgeview Park/School | 16.2 | PUD, Park/School Site |
| Stonegate Park | 6.0 | Park Site |
| Ulatis Creek/I-80 | 5.3 | Open Space |
| Vaca Valley Hospital | 15.2 | Hospital, Medical Office Expansion |
| Vacaville Corp. Yard | 4.3 | City Corp. Yard Expansion |
| Woodcrest Urban Open Space | 32.8 | Open Space |
| TOTAL | 3056.6 | |

APPENDIX G - STATUS OF INVENTORY OF APPROVED RESIDENTIAL PROJECTS IN THE 1985 CAP

Approved Residential Projects

| Project Name | Acres | Potential Dwelling Units | | Previous Total | Remaining Total | Approval Status |
|---------------------------------|---------------|--------------------------|-----------------|----------------|-----------------|-----------------|
| | | Single Family | Multiple Family | | | |
| Boulder Park (Glen Eagle Ranch) | 27.5 | 34 | 124 | 158 | 156 | PUD, FM |
| Boulder Valley | 122.0 | 201 | 150 | 351 | 150 | PUD, FM |
| Ridgeview | 225.0 | 709 | 398 | 1107 | 536 | PUD, FM |
| Meadowview (Boulder Valley) | 24.0 | 58 | - | 58 | 0 | Built out |
| Woodcrest | 105.0 | 166 | 164 | 330 | 147 | PUD, FM |
| Orchard Park | 9.8 | 28 | - | 28 | 3 | PUD, FM |
| Burton Ranch | 19.2 | 95 | - | 95 | 16 | PUD, FM |
| Hidden Valley | 25.2 | 31 | - | 31 | 6 | PUD, FM |
| Foothill Park | 22.2 | 47 | - | 47 | 5 | FM |
| Valley View Estates | 12.0 | 16 | - | 16 | 8 | FM |
| Alamo Terrace | 10.5 | 20 | - | 20 | 3 | FM |
| Vaca Villa Condos | 2.8 | - | 19 | 19 | 19 | FM |
| Laguna Hills | 100.0 | 242 | 88 | 330 | 0 | Expired |
| Kingmar Triplexs | .5 | - | 6 | 6 | 0 | Built out |
| Gramercy Park | 11.0 | 46 | 12 | 58 | 0 | Built out |
| Montgomery Estates | 15.5 | 44 | 30 | 74 | 41 | FM |
| The Sycamores | 13.9 | - | 308 | 308 | 0 | Built out |
| Jepson Estates | 30.5 | 134 | - | 134 | 0 | Built out |
| Village East Patiolexs | 11.5 | - | 88 | 88 | 0 | Built out |
| Bohannon (Gentry Meadowlands) | 279.0 | 1066 | 419 | 1485 | 240 | PUD, FM |
| Parkside 4 | 7.5 | 25 | - | 25 | 0 | Built out |
| Parkside 5 | 28.3 | 99 | - | 99 | 0 | Built out |
| Oakview | 85.5 | 154 | 164 | 318 | 38 | PUD, TM |
| Villa Knolls (Amber Ridge) | 7.0 | - | 53 | 53 | 64 | TM |
| Creskide 10 | 3.0 | - | 44 | 44 | 0 | Built out |
| SID Subdivision | 1.0 | 5 | - | 5 | 2 | FM |
| Village Hill | 35.1 | 202 | 268 | 470 | 61 | PUD, FM |
| Summerfield | 90.8 | 347 | 338 | 685 | 100 | PUD, FM |
| Peach Tree Condos | 7.0 | - | 112 | 112 | 54 | PUD, TM |
| Woodstock Green | 30.5 | 18 | 102 | 120 | 0 | Built out |
| Silvey Acres | 4.4 | 21 | - | 21 | 0 | Built out |
| Green Tree 5 | 1.5 | - | 9 | 9 | 3 | FM |
| Golf Course Estates | 30.0 | 140 | - | 140 | 25 | FM |
| Town Center Condos | 3.5 | - | 26 | 26 | 0 | FM |
| Araquipa Gardens | 3.0 | - | 36 | 36 | 0 | Built out |
| Dream Street 2 (Farmington Pl.) | 75.0 | 413 | 314 | 727 | 219 | PUD, TM |
| Spring Glenn | 16.8 | - | 352 | 352 | 176 | PUD |
| Regency Garden | 3.5 | - | 76 | 76 | 0 | Commercial |
| Pua Nani (Hidden Creek) | 11.9 | - | 240 | 240 | 0 | Built out |
| Ladera Verde | 22.5 | - | 416 | 416 | 0 | Commercial |
| Quail Run | 16.0 | - | 296 | 296 | 0 | Built out |
| California Oaks (Alamo Oaks) | 6.8 | - | 132 | 132 | 28 | PUD, FM |
| Sunflower Park | 6.4 | - | 136 | 136 | 0 | Built out |
| Alamo Creek 3 | 4.3 | 20 | - | 20 | 0 | Built out |
| Shasta Park | 4.1 | - | 48 | 48 | 0 | Built out |
| The Sequoia (Leisure Gardens) | 6.4 | - | 180 | 180 | 0 | Built out |
| Gramercy Park 5 | 8.5 | 42 | - | 42 | 0 | Built out |
| Total | 1587.4 | 1091 | 3942 | 9571 | 2100 | |

**APPENDIX H - STATUS OF RESIDENTIAL DEVELOPMENT IN GROWTH AREAS
YEARS 1-5 IN THE 1985 CAP**

| Project Name | Total Units in Project | Units Built 1985-1991 |
|------------------------------------|---------------------------|--------------------------|
| Area A - Gonsalves-Lockie Property | | |
| Deerfield (Units 1 & 2) | 207 | 202 |
| Wildflower | 110 | 110 |
| Meadowhawk (Units 1-4) | 305 | 305 |
| Foxboro Meadows (Units 1 & 2) | 197 | 163 |
| Foxwood (Units 1-13) | 1,120 | 42 |
| Prairie Rose | 171 | 171 |
| Area B - Property | | |
| Heritage Place | 64 | 21 |
| Area C - U.C. Regents Property | | |
| Regency Park (Units 1-8) | 594 | 490 |
| Ulati Creek Estates Units 1 & 2) | 181 | 180 |
| Area C - Hilden Property | | |
| Stonegate (Units 1-4) | 243 | 156 |
| Hidden Meadows | 97 | 95 |
| Chestnut Grove | 73 | 38 |
| Area G - Property | | |
| Orchard Place (Units 1 & 2) | 20 | 20 |
| Totals | 3,382 | 1,993 |

RESOLUTION NO. 1992-C-5

RESOLUTION ADOPTING THE "CITY OF VACAVILLE
COMPREHENSIVE ANNEXATION PLAN 1992 - 2010" AND AMENDING
SPHERE OF INFLUENCE LIMITS

WHEREAS, pursuant to the requirements of the Solano County Local Agency Formation Commission, the City Council of the City of Vacaville has adopted and submitted to said Commission the "City of Vacaville Comprehensive Annexation Plan 1985 - 2000" in conformance with the "Standards and Procedures for the Evaluation of Annexation Proposals Submitted to the Solano County Local Agency Formation Commission - May 1987"; and,

WHEREAS, subsequent to the acceptance of said Plan by the Solano County Local Agency Formation Commission, the following events have occurred:

1. The City Council has adopted a new General Plan (August 1990) designating new growth areas for the City.
2. The Council has adopted a Planned Growth Ordinance, Ordinance No. 1447 (November 1991), which implements the General Plan policies regarding residential growth.

WHEREAS, in accordance with the "Standards and Procedures for the Evaluation of Annexation Proposals Submitted to the Solano County Local Agency Formation Commission - May 1987" the City has prepared an updated Comprehensive Annexation Plan, attached as Exhibit "C" and by reference incorporated herein; and,

WHEREAS, said plan has been prepared in conformity with the "Standards and Procedures for the Evaluation of Annexation Proposals Submitted to the Solano County Local Agency Formation Commission - May 1987" and,

WHEREAS, in conjunction with said plan the City has proposed amendments to the City's Sphere of Influence limits to reflect the City's 1990 General Plan; and,

WHEREAS, on June 2, 1992 and July 7, 1992, the City of Vacaville Planning Commission held public hearings regarding the updated CAP and the amendment to the Sphere of Influence; and,

WHEREAS, the City Council of the City of Vacaville held public hearings on June 9, 1992, June 25, 1992 and July 14, 1992 to consider the merits of "Reaffirmed Environmental Assessment (REA-25-92)", the "City of Vacaville Comprehensive Annexation Plan 1992-2010" and the "Proposed Sphere of Influence Amendment (SOI-1-92)."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Vacaville does hereby adopt the updated Comprehensive Annexation Plan, Exhibit "C", with the changes noted in the Errata Sheet, Exhibit "B", as revised July 2, 1992, both of which by reference are incorporated herein, based on the following finding:

- A) That the proposed update to the Comprehensive Annexation Plan will promote and implement the policies of the City's General Plan and the Planned Growth Ordinance.

BE IT FURTHER RESOLVED, that the City Council requests that the Solano County Local Formation Commission adopt the revisions to the City's Sphere of Influence as follows:

1. To withdraw approximately 1,138 acres in the northwest and northeast areas of the City as depicted on Exhibit "A" and by reference is incorporated herein.
2. To add approximately 2,063 acres along the west, east and southeast areas of the City as depicted on Exhibit "A" and by reference is incorporated herein.

BE IT FURTHER RESOLVED, that the City Council approves Environmental Assessment (REA-25-92), reaffirming the General Plan EIR (EIR-2-90) as adequately identifying the potential impacts of the proposed amendment to the CAP, in accordance with the provisions of the California Environmental Quality Act, and adopts the Statements of Overriding Consideration contained in Attachment "D" and by reference are incorporated within.

BE IT FURTHER RESOLVED that the City Council hereby forwards the "Comprehensive Annexation Plan Amendment (CAP-1-92)" and Proposed Sphere of Influence to LAFCO for review and action in accordance with the above-mentioned Standards.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 14th day of July, 1992, by the following vote:

| | |
|---------|---|
| AYES: | Council members Conner, Clancy, Kahn, Vice Mayor Kimme, and Mayor Fleming |
| NOES: | None |
| ABSENT: | None |

ATTEST:


Kathleen M. Andronico, City Clerk

Attachments:

Exhibit A - Proposed Sphere of Influence Report Revised July 2, 1992
Exhibit B - Errata Sheet to Comprehensive Annexation Plan Revised July 2, 1992
Exhibit C - Draft Comprehensive Annexation Plan dated May 18, 1992
Exhibit D - Statements of Overriding Considerations

rescap92.doc

NOTE: Attachments to the Resolution can be reviewed at the Advanced Planning Division office. The CAP has been revised to reflect the changes.

RESOLUTION NO. 92-11

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION MAKING
FINDINGS CONCERNING A COMPREHENSIVE ANNEXATION PLAN SUBMITTED BY
THE CITY OF VACAVILLE

WHEREAS, the Solano County Local Agency Formation Commission did on August 6, 1984, adopt Standards and Procedures for the Evaluation of Annexation Proposals; and amended those Standards on May 4, 1987; and

WHEREAS, Standard No. 8 of the Standards does require cities to submit Comprehensive Annexation Plans (CAP's) which are used to evaluate annexation proposals focusing on compliance with Standards Nos. 8, 9, and 10; and

WHEREAS, on July 14, 1992 the City of Vacaville submitted a Comprehensive Annexation Plan to LAFCO; and

WHEREAS, Subsection 2 of Standard 8 does require that "LAFCO shall, by resolution, review, comment, and make findings as to the consistency of the Comprehensive Annexation Plans with the Standards, the Cortese-Knox Act and other considerations as appropriate."

WHEREAS, The Solano County Local Agency Formation Commission did review and comment on Vacaville's CAP on September 14, 1992.

NOW, THEREFORE, BE IT RESOLVED that the Local Agency Formation Commission of Solano County does make the following findings on the principal provisions of the City of Vacaville Comprehensive Annexation Plan:

1. Urban Growth Strategy

- A. The Urban Growth Strategy provides population and housing projections which LAFCO finds are consistent with past trends and with estimates by the Association of Bay Area Governments. These projections along with market analyses will provide an acceptable basis for evaluating individual annexation proposals, particularly in terms of the likelihood of significant growth.
- B. By accepting the CAP, LAFCO neither concurs with nor rejects the projections, assumptions, proposed annexations, or the sequence or concurrency of annexations as described in the plan.
- C. The Commission shall determine compliance with Standard No. 8 on a case-by-case analysis of individual annexation proposals considering the extent to which development trends substantiate the projections and assumptions in the CAP.

2. Urban Service Delivery Plan

- A. LAFCO finds the Urban Service Delivery Plan complies with Standard No. 10 and is an adequate basis at this time for "will serve" verification for Vacaville.

3. Infill Strategy

- A. LAFCO finds the vacant lands inventory meets the intent of Standard No. 8, Subsection 1-B(1).
- B. Based on LAFCO's staff analysis the inventory of vacant land may be greater than presented in the CAP. LAFCO reserves the right to require additional data as it deems necessary to evaluate

individual annexation proposals.

- C. The CAP presents a discussion of factors which may impede development of vacant land already within the city limits as required by subsection 1-B(2) of Standard No. 8. LAFCO finds that this discussion is adequate. LAFCO reserves the right to require additional data as it deems necessary to evaluate individual annexation proposals.
- D. LAFCO finds that the discussion of Infill Policies complies with the requirement of Standard No. 8, Subsection 1-B(3) and Standard No. 9, Subsection 3. LAFCO reserves the right to require additional data as may be necessary to support individual annexation proposals.
- E. LAFCO finds that the numerical goals for units of infill construction are adequate for property currently within the city limits and comply with the requirements of Standard No. 8, Subsection 1 B(4).

4. Agricultural Preservation Policies

- A. LAFCO finds that the Agricultural Preservation Strategy complies with the intent of Standard No. 9.
- B. LAFCO reserves the right to review and consider the implementation of this strategy as it may pertain to lands under a consideration for sphere of influence amendments or annexations.

I, JOHN E. TAYLOR, Executive Officer of the Local Agency Formation Commission of Solano County, California, do hereby certify that the above and foregoing resolution was regularly introduced, passed and adopted by said Commission at a regular meeting thereof held September 14, 1992, by the following vote:

| | |
|------------|--|
| AYES: | COMMISSIONERS: <u>Commissioner Rubier, Davis,</u> <u>Falati, Caddle, Carty,</u> |
| NOES: | COMMISSIONERS: <u>None</u> |
| ABSENT: | COMMISSIONERS: <u>Commissioner Hamel, Stewart</u> |
| ABSTAINED: | COMMISSIONERS: <u>None</u> |

WITNESS my hand for the said Local Agency Formation Commission on this day 14th of September 1992.

JOHN E. TAYLOR, Executive Officer
Local Agency Formation Commission

By Bobbi Farrior
Bobbi Farrior, Lafco Secretary

JET/HLE/bf

lavcap.ros

RESOLUTION NO. 1992-J-8

**RESOLUTION AMENDING THE COMPREHENSIVE
ANNEXATION PLAN, 1992-2010**

WHEREAS, the City Council of the City of Vacaville had previously adopted the "City of Vacaville Comprehensive Annexation Plan, 1992-2010" on July 25, 1992; and

WHEREAS, the City Council of the City of Vacaville had forwarded said Comprehensive Annexation Plan to the Solano County LAFCO Agency in accordance with the provisions of the "Standards and Procedures for the Evaluation of Annexation Proposals Submitted to the Solano County Local Agency Formation Commission - May 1987"; and

WHEREAS, the LAFCO Agency on September 14, 1992, did review and accept the City's Comprehensive Annexation Plan in conjunction with review and consideration of the City's request for Sphere of Influence amendments; and

WHEREAS, on November 3, 1992, the City of Vacaville Planning Commission held a public hearing to consider minor amendments to the Comprehensive Annexation Plan in accordance with the actions of the LAFCO Agency; and

WHEREAS, the Planning Commission recommended that the proposed revisions to the Comprehensive Annexation Plan be approved by the City Council; and

WHEREAS, the City Council of the City of Vacaville held a public hearing on November 24, 1992, to consider the merits of "Reaffirmed Environmental Assessment (REA-25-92)" and the proposed amendments to the "City of Vacaville Comprehensive Annexation Plan, 1992-2010";

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves Environmental Assessment (REA-25-92), reaffirming the Proposed General Plan EIR (EIR-2-90) as adequately identifying the potential impacts of the proposed project, in accordance with the provisions of the California Environmental Quality Act, and adopts the Statements of Overriding Consideration contained in Exhibit "B" and by reference are incorporated within.

BE IT FURTHER RESOLVED, that the City Council of the City of Vacaville does hereby adopt the amendments to the Comprehensive Annexation Plan noted in Exhibit "A" which by reference is incorporated herein, based on the following findings:

- A. That the proposed amendments to the Comprehensive Annexation Plan will promote the policies of the City's General Plan and the Planned Growth Ordinance.

BE IT FURTHER RESOLVED, that the City Council hereby forwards the amendments to the Comprehensive Annexation Plan to the LAFCO Agency for its review and action in accordance with the above-mentioned Standards.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 24 day of November, 1992, by the following vote:

AYES: Council members Clancy, Conner, Kahn, Vice Mayor Kimme and Mayor Fleming

NOES: None

ABSENT: None

ATTEST:


Kathleen M. Andronico, City Clerk

Attachments:

Exhibit A - Amendments to Comprehensive Annexation Plan
Exhibit B - Statements of Overriding Considerations

NOTE: Attachments to the Resolution can be reviewed at the Advanced Planning Division office.
The CAP has been revised to reflect the changes.

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